



**Dulwich Road, Herne Hill, SE24**

2 bedroom flat - conversion for sale

**£620,000**

Share of Freehold

## Property Details

A large two double bedroom flat with a private section of garden, within a semi-detached Victorian house set back from Dulwich Road. This top floor flat has additional natural light and privacy. The reception has generous space in which to lounge and dine with rooftop views to central London. The contemporary kitchen provides ample storage plus views over Brockwell Park. With the same leafy views, the principal bedroom is a particularly large double, a quietly peaceful space in which to relax to the sound of birds. Rare for period conversions, the second bedroom is also a well-proportioned double, set to the opposing side of the home to allow a desirable level of privacy for both bedrooms. The bathroom is equipped with a bath plus overhead rain shower, heated towel rail and undersink storage. A welcoming hall has space for a desk or table and for those lesser used items, a huge loft sits above which is owned under the freehold. If all this weren't enough, you have your own private section of the large South-facing garden, unfenced as one beautifully open space.

Council tax band D

EPC rating E (48)

## Features

- Two double bedrooms
- Private section of large South-facing garden
- Victorian conversion
- Views of the Shard and over Brockwell Park
- Potential to extend STNP
- Herne Hill station in eight minutes
- Central Brixton a nine minute stroll
- Chain-free



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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH LOFT: **1561 SQ FT / 145 SQ M**  
 APPROXIMATE GROSS INTERNAL AREA WITHOUT LOFT: **807 SQ FT / 75 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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