



**Shakespeare Road, Herne Hill,**

1 bedroom flat - conversion for sale

**£450,000**

Share of Freehold

## Property Details

This tastefully presented, one double bedroom garden flat is accessed via its own front door and a private southeast facing front patio. A large reception room is at the front of the property, benefitting from a bright bay window, bespoke shelving and underfloor heating. There is a separate kitchen and a modern, sleek bathroom is at the rear. The generous sized double bedroom has a quiet, cozy feel as has underfloor heating. French doors open up onto a secluded rear private patio. Beyond the patio is a delightful, large shared garden benefitting from day long sunshine. Shakespeare Road is situated in the heart of Poets' Corner, a highly desirable pocket of residential roads between leafy Herne Hill and vibrant Brixton. Herne Hill station is a seven-minute walk with direct access to The City of London in thirty minutes and Victoria within seventeen minutes, door to door. Brixton tube station is a twelve minute walk away. The celebrated Herne Hill establishments are close-by and the restaurants and shops within the lauded Brixton Village, the amenities of the high street are a ten-minute stroll. The open spaces of the Green Flag award Brockwell Park are at the end of the road, along with its iconic 1930's Lido and fantastic sports facilities. It's easy to see what makes Poets' Corner such a popular area.

Council tax band C

EPC rating C (72)

## Features

- One double bedroom
- Victorian conversion
- Own private entrance
- Private front and rear patios
- Large shared garden
- Bright and airy atmosphere throughout
- Over 550 square feet of internal living space
- Underfloor heating
- Equidistant between Herne Hill and Brixton High Streets
- Sought-after residential street in the heart of Poets Corner





# Shakespeare Road

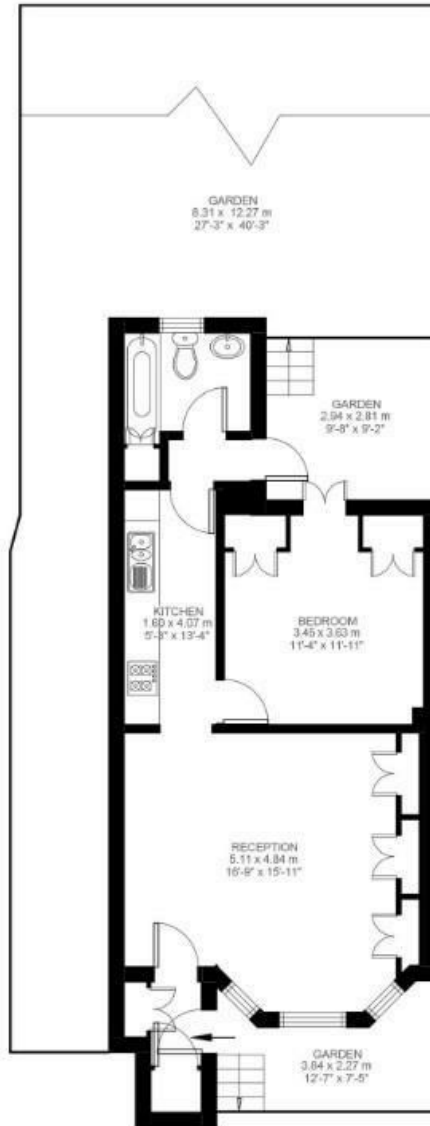


## 1 Bedroom Flat

Approx internal area:

**566 sqft 53 sqm**

While we do 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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