



## Chaucer Road, Herne Hill, SE24

2 bedroom flat - conversion for sale

Share of Freehold

### Property Details

A fantastic example of a two double bedroom period conversion flat, arranged over the top floors of a handsome Victorian Conversion. At nearly 1,000 square feet, this characterful conversion offers bright, airy interiors and a prime location. The reception room is particularly impressive, bathed in natural light from sash windows with pretty street views. High ceilings, original wooden floorboards, and an ornate fireplace framed by shelving create a charming, spacious setting, ideal for entertaining or relaxing. Adjacent, the stylish kitchen-diner has recently been refurbished with new appliances (2024/25), has wrap-around wooden worktops, and leafy garden views. The large South-East facing garden is a peaceful retreat, with lawn, patios, planting beds and bike rail. The back half of the garden is owned by this flat, though in practice the whole space is happily shared. Upstairs, two well-proportioned doubles include a principal suite with walk-in wardrobe and en-suite bathroom, plus a versatile second bedroom and a family shower room. Additional benefits include two boarded attic spaces, a fresh repaint, and potential to reinstate a three-bedroom layout.

### Features

- Two double bedrooms
- Two bathrooms
- South-East facing garden
- Split-level Victorian conversion with bright ambience
- Principal suite with walk-in wardrobe
- Desirably located in Poet's Corner
- Brockwell Park at end of the road
- Herne Hill station in eight minutes
- Central Brixton a seven-minute stroll
- Share of freehold. Chain-free

Council tax band D      EPC rating D (68)







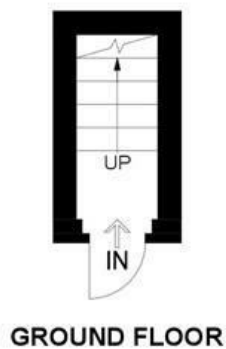
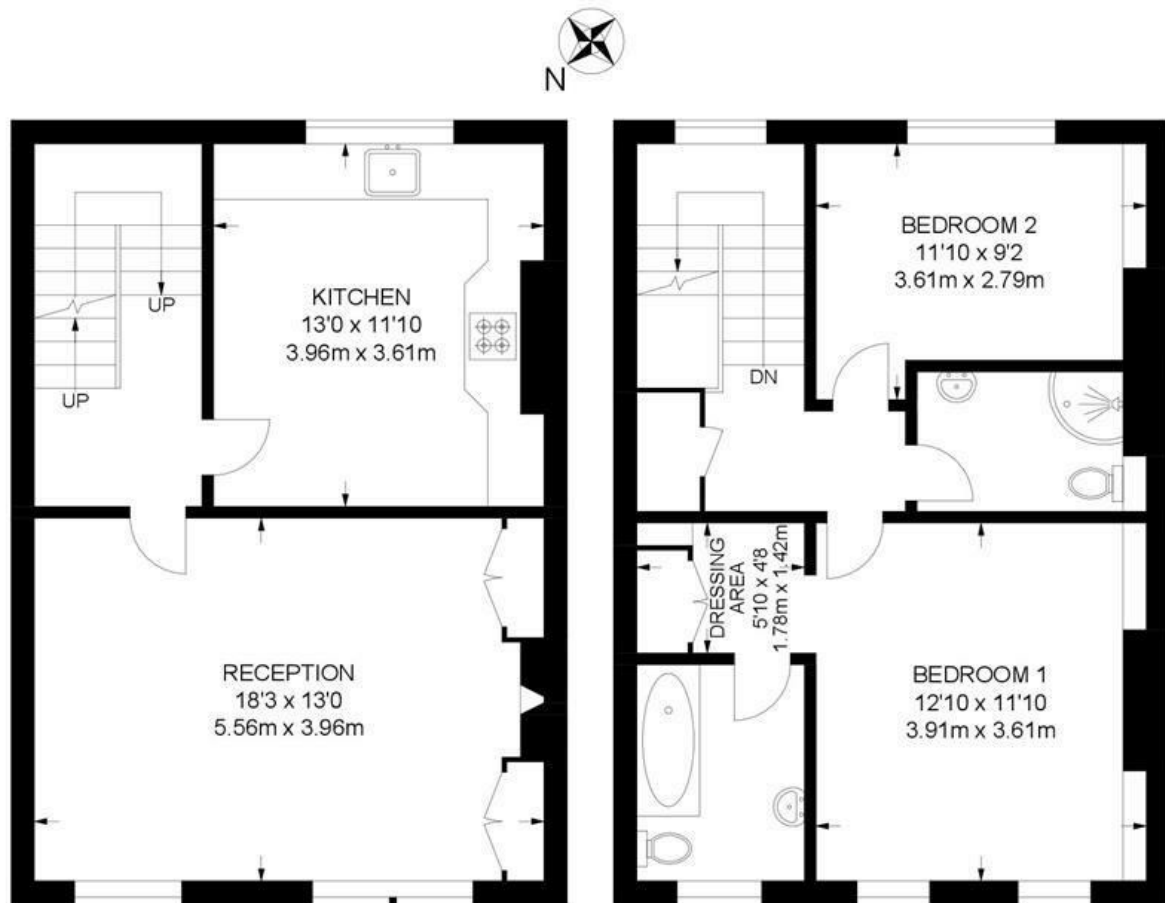


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### 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 976 SQ FT / 90.7 SQ M



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