



## Hinton Road, Herne Hill, SE24

1 bedroom flat - conversion for sale

Share of Freehold

### Property Details

Keating Estates are delighted to present to market this charming one-bedroom Victorian apartment arranged over the upper floors of an attractive period building with access to a shared front garden. The property is accessed via a private entrance on the first floor, where an internal staircase leads up to the top floor. Inside, the home is arranged across thoughtfully staggered levels, creating a sense of flow and separation. The reception room spans the full width of the building, with two sash windows providing far-reaching city views and sleek wooden flooring installed with insulation and soundproofing. The bedroom is set to the rear with neutral décor and soft carpet. A short flight of stairs leads to the dine-in kitchen, complete with cream gloss cabinetry arranged in an L-shape and complemented by dark contrasting worktops and a classic subway-tiled splashback, creating a bright and uplifting space with ample room for a dining table, ideal for both everyday meals and hosting friends. The bathroom includes a shower cubicle, vanity unit and heated towel rail. The loft space is large and currently used for storage, offering potential for future extension subject to planning permission.

Council tax band C

EPC rating D (67)

### Features

- One bedroom
- Victorian conversion
- Shared front garden
- Demised loft
- Set within the village-esque Ruskin community
- Ruskin Park, Brockwell Park and Herne Hill within a short walk
- Multiple overground stations in walking distance
- Brixton and the Victoria line nearby
- Share of freehold
- Chain-free





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### 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITH LOFT: **1186 SQ FT / 110 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT LOFT: **723 SQ FT / 67 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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