



## Herne Hill, Herne Hill, SE24

2 bedroom flat - purpose built for sale

**£615,000**

Leasehold

### Property Details

An exceptional two double bedroom new build apartment with two private terraces. This first-floor home forms part of Ashwood Gate, a boutique development of nine thoughtfully designed residences combining style, functionality and comfort. Offering over 750 square feet, the home features a bright open-plan reception with downlighting, large windows and modern flooring, ideal for relaxing, dining or entertaining. The Italian-designed kitchen includes Bosch appliances, quartz worktops and a Franke Maris tap. Glass doors open onto a terrace, perfect for al fresco dining. Both bedrooms are doubles, one benefits from access to a second, South-facing, terrace. The bathroom is finished with Cifre porcelain tiles and black fittings. Additional features include underfloor heating, air source heat pump, double glazing, smart thermostat, entry system and a 10-year warranty. Ample hallway storage enhances practicality, while thoughtful layout maximises natural light and flow throughout this impressive, energy-efficient contemporary home. \*Some images have been virtually staged with furnishings\*

Council tax band D

EPC rating B (82)

### Features

- Two double bedrooms
- Two private terraces
- High-specification new build apartment
- Over 750 square feet
- First floor with lift access
- Herne Hill and Dulwich Village nearby
- North Dulwich and Herne Hill stations
- Chain-free
- 10 year building warranty

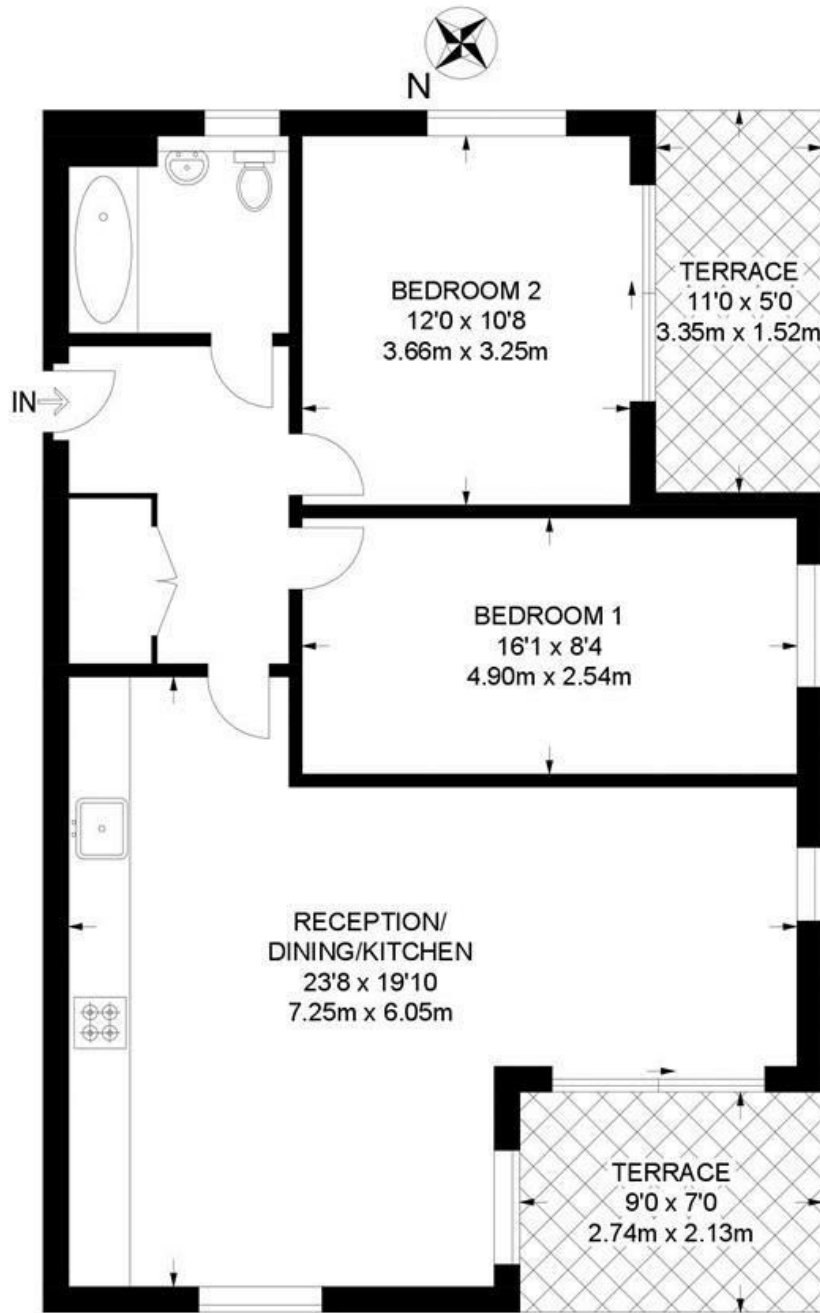




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APPROXIMATE GROSS INTERNAL AREA: 751 SQ FT / 69.8 SQ M



FIRST FLOOR



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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