

**Herne Hill Road, Herne Hill, SE24**

3 bedroom flat - conversion for sale

**£625,000**

Share of Freehold

## Property Details

This substantial three double bedroom split-level flat, spanning over 1,000 square feet, is set within a semi detached Victorian house on sought after Herne Hill Road, just a short walk from Loughborough Junction Station. Occupying the upper floors of an attractive period property, the home offers generous proportions, excellent natural light and a versatile layout ideal for a range of purchasers. The impressive reception room features a large bay window, high ceilings and ample space for both relaxing and dining, while the separate kitchen-breakfast room is stylishly finished with sleek cabinetry and generous worktop space. Arranged over two floors, all three bedrooms are well-proportioned doubles, including a particularly spacious principal bedroom spanning the width of the building. A contemporary bathroom, spacious hallway and landing complete the accommodation. Further benefits include new rear sash windows installed in 2022 and a brand new boiler with a ten-year warranty.

## Features

- Three double bedrooms
- Victorian conversion
- Bright and airy throughout
- Characterful features
- Multiple parks nearby
- Three minute walk to Loughborough Junction Station
- Ten minute walk to Denmark Hill station
- Fifteen minute walk to Brixton and Herne Hill
- Share of freehold
- Chain-free

Council tax band D    EPC rating C (71)

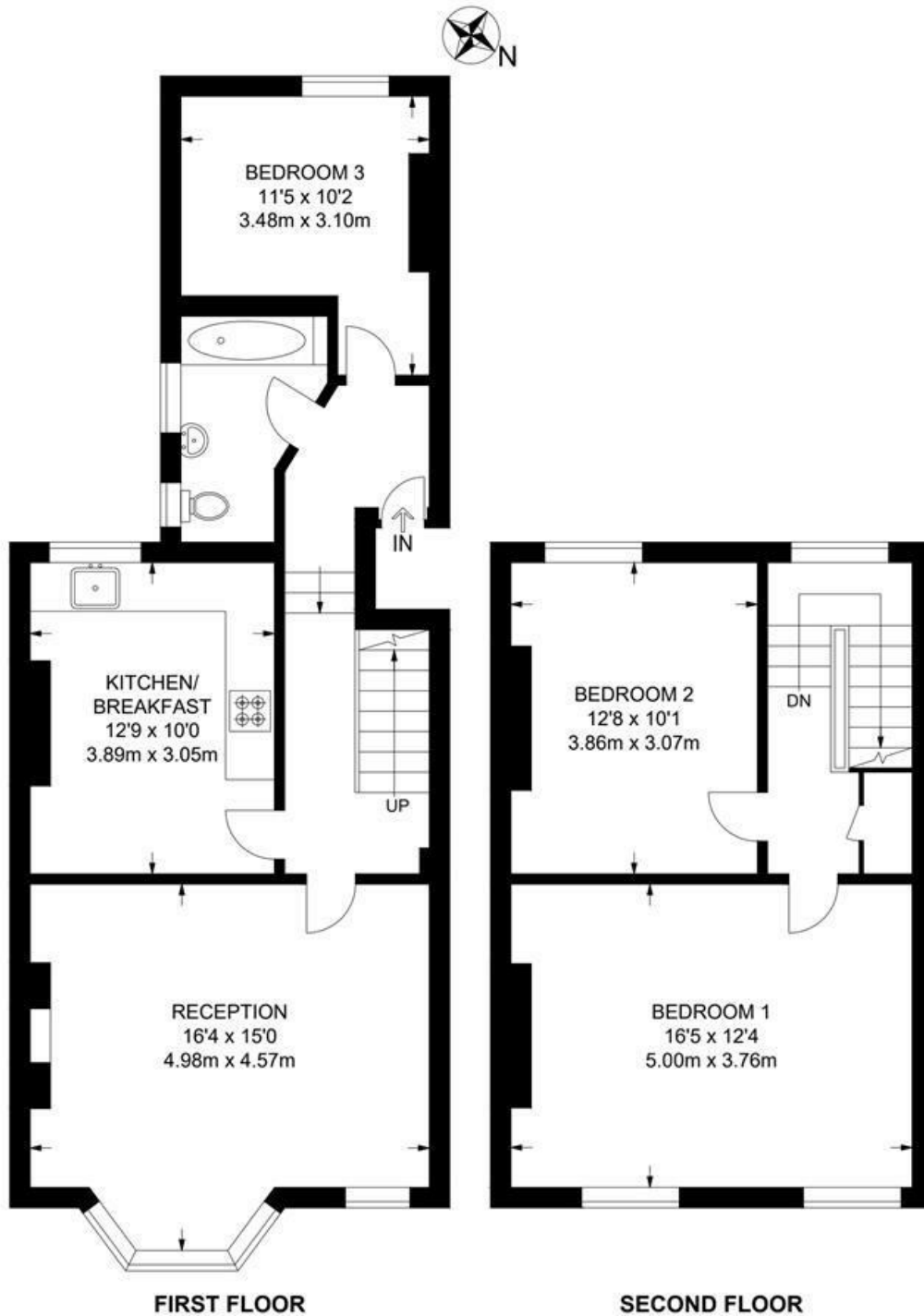




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**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 1032 SQ FT / 95.9 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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