



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

2 bedroom maisonette for sale

**£625,000**

Leasehold

## Property Details

A charming two double bedroom flat with private garden in a handsome Edwardian property with its own private entrance, opposite Ruskin Park. With wooden floorboards plus an abundance of features the flat offers an attractively bright and airy atmosphere. The heart of the home is open plan reception. The kitchen is styled with a trendy butler sink, shaker style cabinetry and wooden work surfaces. Incredibly bright owing to the dual aspect windows this sociable room has comfortable proportions in which to lounge with bi-fold doors creating a seamless transition to the private garden. The South-Easterly aspect ensures that the garden gets the sun, paved for ease of maintenance with planters to add greenery, ready to be enjoyed the moment the weather permits. The principal bedroom is packed with period charm plus in-built wardrobes and space for a desk or dressing table. The second double bedroom is currently a large home office with garden views and fitted wardrobes, easily repurposed back into a bedroom. The modern bathroom offers a bathtub with overhead rain shower, heated towel rail and storage. A handy storage cupboard in the hallway adds to the tidy finish.

## Features

- Two double bedrooms
- Private South-East facing garden
- Edwardian maisonette
- Own private entrance
- 730 square feet of internal space
- Set within the village-esq Ruskin community
- Ruskin Park opposite
- Multiple overground stations in walking distance
- Brixton and the Victoria line nearby
- Chain-free

Council tax band D    EPC rating C (72)





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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **730 SQ FT / 68 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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