



## Railton Road, Herne Hill, SE24

3 bedroom flat - conversion for sale

Share of Freehold

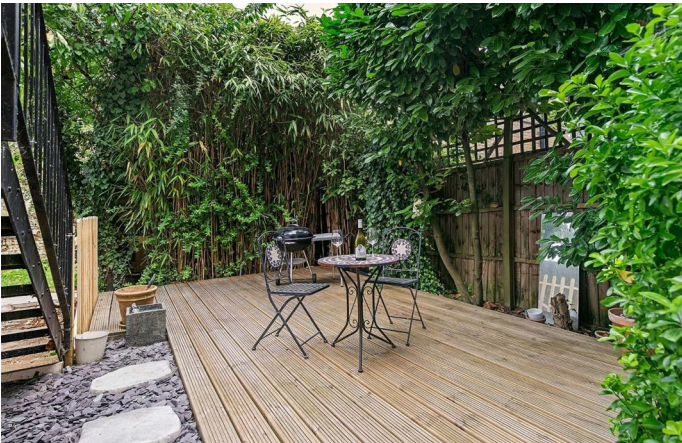
### Property Details

High ceilings and large sash windows add to the bright and airy ambience of the attractive open-plan reception. A sleek white-gloss kitchen with integrated appliances, abundant storage and a breakfast bar overlooks a cosy and stylish reception area, providing a perfect space to entertain, relax and unwind. This level of the property also provides access onto an attractively finished, low-maintenance private garden, an appealing outside space that is ideal for dining al-fresco and savouring the warmer months of the year. All three bedrooms are well-proportioned doubles, one with access onto a private courtyard that offers an outside storage space. With multiple rooms on offer, the space becomes flexible as demonstrated by the current owner, using one room as a dressing room/home office, and another as a nursery. A modern, family-sized bathroom completes this charming flat.

### Features

- Three double bedrooms
- Private garden
- Over 800 square feet of internal space
- Split-level
- Victorian conversion
- Ideal location between Brixton and Herne Hill
- Brockwell Park in moments
- Short walk to local amenities
- Share of freehold

Council tax band D    EPC rating C (72)



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3 Bedroom Flat

Approximate internal area: **799 sqft 74 sqm**

Approximate storage: **12 sqft 1 sqm**

Approximate total internal area: **75 sqm 809 sqft**



Lower Ground Floor

Ground Floor



While we do 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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