



Effra Parade, Herne Hill, SW2

5 bedroom house for sale

£1,195,000

Freehold

Property Details

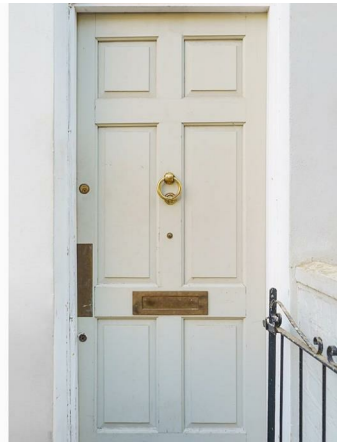
A charming five bedroom house with private garden on the popular Effra Parade, moments from Brockwell Park. The double reception boasts high ceilings and wooden floors plus two fireplaces. The kitchen has ample storage with dual aspect windows, country charm and dining area overlooking the garden. Precedent has been set if the purchaser wishes to seek permission to expand this already well-sized kitchen. French doors flow into the garden, surrounded by trees and shrubbery this suntrap feels secluded, laid to paving and lawn. To the first floor sit three bedrooms, the principal spans the width of the home. The other doubles on this floor are set to the rear with garden views. A soothingly neutral bathroom has a bath and overhead shower. On the top floor are two further bedrooms, one of similar size to the principal with exposed brickwork and a lofty ceiling. The second bathroom is opulent with double sinks and a bathtub.

Council tax band E EPC rating D (60)

Features

- Five double bedrooms
- Two bathrooms
- Private South-East facing garden
- Victorian terraced house
- Potential to extend STPP
- Moments to Brockwell Park
- Within a ten-minute walk to both Brixton and Herne Hill
- Victoria Line and Thameslink
- Freehold
- Chain-free





Effra Parade, Herne Hill, SW2

Effra Parade, SW2
5 Bedroom House

APPROXIMATE GROSS INTERNAL AREA: 1438 SQ FT / 133.6 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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