

**Shakespeare Road, Herne Hill, SE24**

2 bedroom flat - conversion for sale

**£500,000**

Share of Freehold

## Property Details

A lovely two bedroom apartment with a South-East facing landscaped garden, private entrance, and the rarity of off-street parking. This charming home is set over the ground floor of one of Poets' Corner's prettiest Victorian houses. The open-plan reception is a beautifully bright and characterful space, with exposed wooden floorboards, high ceilings, and leafy garden views. Clever storage, a striking fireplace and generous proportions create an ideal setting for relaxing or entertaining. The stylish kitchen sits to the rear, sleekly designed with gloss cabinetry, integrated appliances and wooden worktops. The landscaped South-East facing garden is a tranquil, sunlit retreat, with mature planting and raised beds, perfect for alfresco dining. The principal bedroom is a well-proportioned double with sash window, while the second bedroom is a peaceful, skylit space. A contemporary bathroom completes the interior. Further benefits include a new flat roof (2024), double glazing (2021), and a friendly resident community. A truly special home in a coveted location.

## Features

- Two bedrooms
- South-East facing private garden
- Allocated off street parking space
- Victorian conversion
- Own private entrance
- Sought-after location in the heart of Poets Corner
- Brockwell Park moments away
- Central Herne Hill with its village-esque vibe just a five-minute stroll
- Brixton a ten-minute walk
- Share of freehold

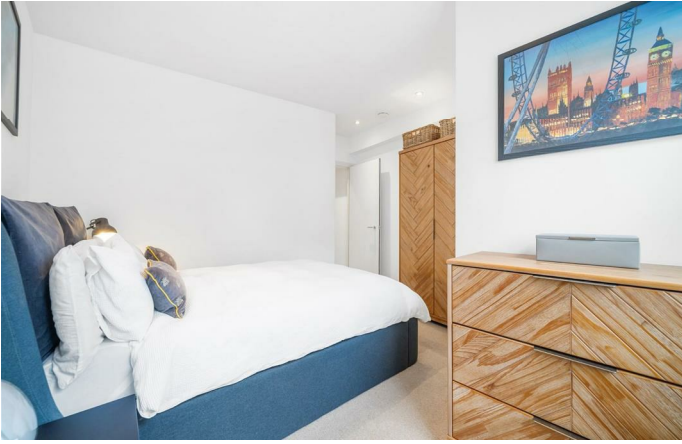
Council tax band C

EPC rating C (76)







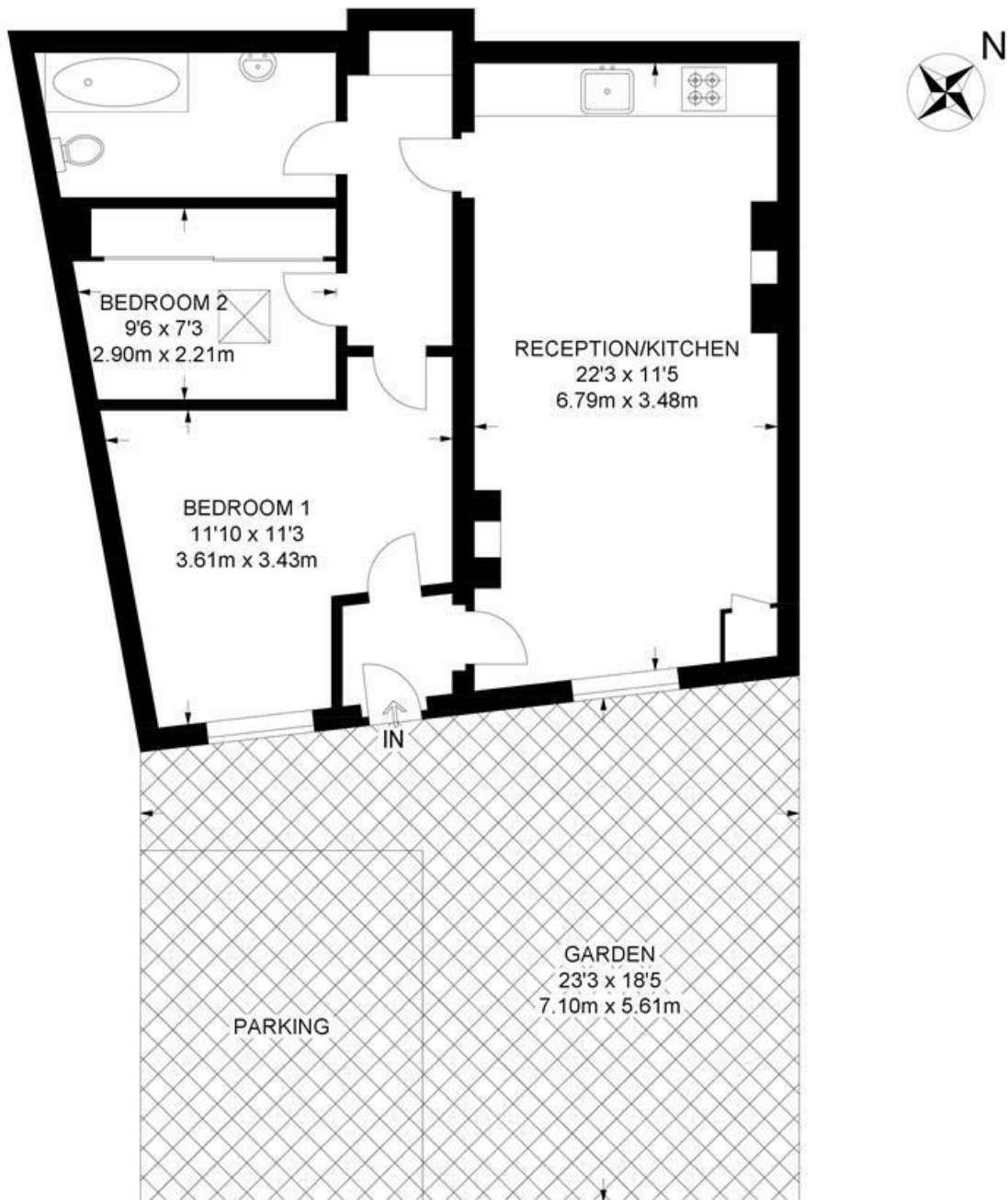


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### 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 571 SQ FT / 53 SQ M



**GROUND 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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