

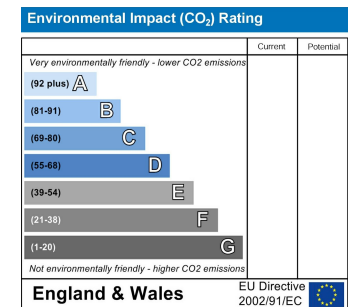
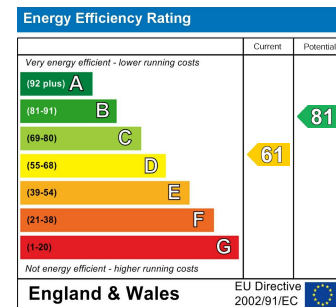


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Herne Hill Road, London, SE24 | Offers In The Region Of £575,000
Call us today on 020 7708 2002



- Three Bedrooms
- Two Bathrooms
- Southwest Facing Balcony
- Communal Garden
- 84 Years Left On Lease (Being extended to 999 Years before completion)
- Service Charge £2,522.42 PA
- Council Tax Band D
- EPC Rating D



Introducing this spacious three-bedroom, two bathroom flat with a southwest facing balcony and a communal garden.

Internally you are presented with a generous reception room, which is awash with natural light thanks to the large triple glazed windows, and offers ample space to relax and entertain, finished with wide plank hard wood flooring which runs throughout the property. The balcony is southwest facing and can be accessed through a door in the reception, with has space for a small table and chairs, just add your favourite plants and herbs. The kitchen is fitted with a good range of contemporary base units, complimenting butcher block worktops, wood flooring, an integrated hob and oven with space and plumbing for white goods. Heading through the property you will find three bedrooms. Two offer ample space for a double bed, all finished with sleek white walls and neutral décor. The property has two bathrooms, one is fitted with a bath for a relaxing soak, while the other offers a walk-in shower for the busy morning dash.

The property is just 0.2 miles from Loughborough Station for connections to King Cross and Thameslink Services. Denmark Hill Station is also 0.5 miles away and has the added benefit of the London Overground Services for trains to Victoria, London Bridge and Kings Cross. You are very close to all the amazing independent restaurants, bars and cafes of Herne Hill and Camberwell, such as The Cambria which is a well-regarded pub located just around the corner. Additional delights of the award-winning Ruskin Park are only a 0.2 mile walk away - with its state-of-the-art play areas, paddling pool, café, tennis courts, community gardens, lake and wild nature planting. There's also an excellent choice of schools in the area, both independent and state.

Offers in region of: £600,000

Tenure: Leasehold - Share Of Freehold

Council Tax band: D

Lease length: 84 Years Left on Lease (being extended to 999 Years before completion)

Service charge: £2,522.42

Construction: Standard construction

Property type: End-terrace, Flat

Number of floors: 3

Entrance on floor: 2

Has lift: No

Over commercial premises: No

Floorplan: To be provided

Parking: On Street

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: Triple glazing

Building safety issues: No

Restrictions: No restrictions or restrictive covenants found in the title register

Rights and easements

Public right of way through and/or across your house, buildings or land: No

Flood risk: Long-term flood risk

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

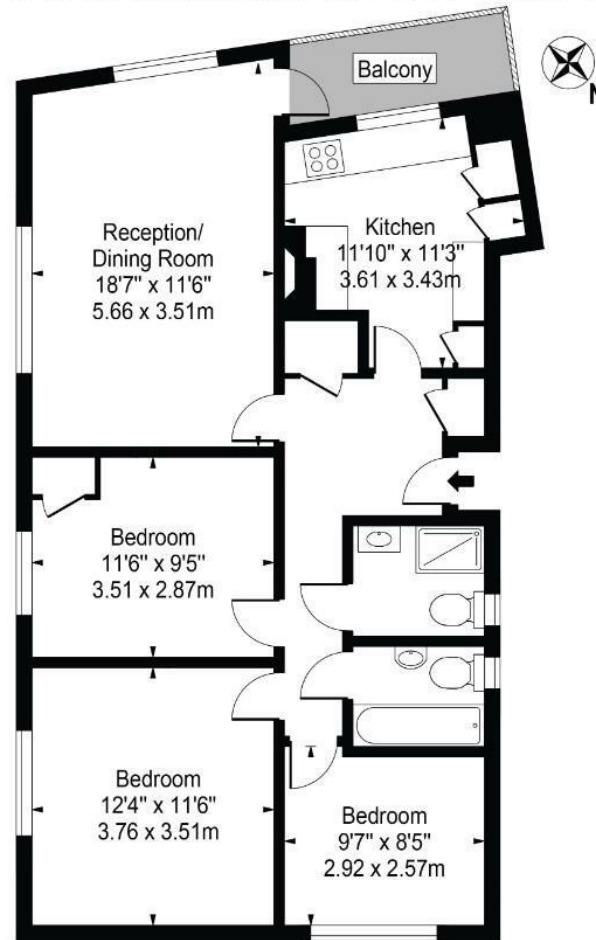
Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Herne Hill Road, SE24 0AX
Approx. Gross Internal Area 846 Sq Ft - 78.60 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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