



**Herne Hill, Herne Hill, SE24**

2 bedroom flat - conversion for sale

**£550,000**

Leasehold

## Property Details

A generously sized two double bedroom flat with off-street parking, set on a leafy street close to the centre of Herne Hill within a grand Victorian townhouse, boasting views of St Paul's Church. Lovingly cared for the property has been significantly enhanced, including re-decoration, new kitchen and bathroom, new windows to the rear and new carpets. With over 850 square feet the property boasts high ceilings adding to appealing light and airy atmosphere throughout. The reception has ample space to relax and dine, flooded with light through a bay window with views of the characterful church. Recently fitted, the kitchen is neatly integrated, worktops wrap around to maximise countertop space, with a sink set below the window. Both bedrooms are generous doubles, beautifully presented with cosy carpets and set to opposing sides of the property. The principal bedroom is particularly spacious, with built-in wardrobes and space for a desk or dressing table. With a sumptuous spa-like quality the bathroom has a bathtub with shower, the WC sits separately. The icing on the cake, there is the rarity of an off-street parking space within the driveway.

## Features

- Two double bedrooms
- Victorian conversion
- Off-street parking
- Bright and airy throughout
- Beautifully presented
- Over 850 square feet
- Residential yet central location
- Views over St Paul's Church
- Short walk to central Herne Hill and Brockwell Park
- Herne Hill station a four-minute walk

Council tax band D    EPC rating C (71)





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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **856 SQ FT / 79.5 SQ M**



**FIRST 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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