



**Milton Road, Herne Hill, SE24**

1 bedroom flat - conversion for sale

**£500,000**

Share of Freehold

## Property Details

A sizeable one bedroom garden flat in a Victorian conversion with a private entrance, within the sought-after Poet's Corner moments from Brockwell Park. Recently redecorated the home has a versatile layout with well-proportioned rooms, the vendor has also lived in the property as a two bed, using the reception as a second bedroom. Bathed in morning sunlight, the large reception is set to the front of the property behind a sash bay window. The separate kitchen is to the rear, featuring an ergonomic and sociable layout with a built-in fridge, freezer and storage options, wrapping around to a breakfast bar. For those who like to host there is space for a dining table. A French door to the private garden, pretty and tranquil with grassy lawn, a recently re-done patio, productive rosemary bush and a goldfish pond! The bedroom is peacefully overlooking the garden, a generous double with built in wardrobes. The bathroom is neutral, with a step-in shower. There is additional storage in a space under the stairs, just inside the entrance hall and multiple further selling points, including a study area, underfloor heating and LED down-light fittings.

## Features

- One double bedroom
- Private garden
- Study area
- Separate reception previously used as a second bedroom
- Victorian conversion with private entrance
- Desirably located in Poet's Corner
- Brockwell Park at end of the road
- Herne Hill station in six minutes
- Central Brixton a ten minute stroll
- Share of freehold. Chain-free

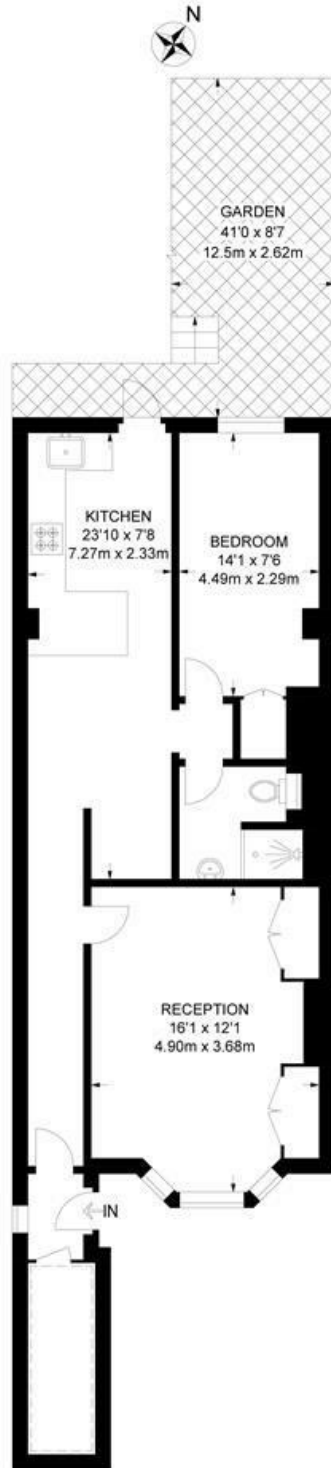
Council tax band C      EPC rating D (65)



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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **659 SQ FT / 61.2 SQ M**



LOWER 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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