



**Wanless Road, Herne Hill, SE24**

1 bedroom flat - purpose built for sale

**£485,000**

Leasehold

## Property Details

An incredibly large one bedroom, two bathroom apartment with a private garden in a modern development. This apartment is larger than many two and even three bedroom flats, with high ceilings adding to the capacious feel. The home has been maintained by a careful owner from new, ideal for a stress-free move. Double doors lead into the sprawling open-plan reception with modern wooden flooring. An integrated kitchen is arranged within sleek cabinetry with worktop lighting creating a pleasant evening ambience. A moveable island provides a casual dining option, with plenty of space for a large dining table too. The lounge is set in front of large sliding doors, bathing the space in light, leading to the garden. This low-maintenance garden enjoys a South-facing aspect, dress with pot plants to create your own outdoor haven. Wall-hung lighting transition the garden into the evenings. Further sliding doors from bedroom to garden create an ambience suited to weekend lie-ins. The bedroom is a sizeable double with built in wardrobes and a modern en-suite. There is also a WC set behind a sliding door in the hall, ideal for guests or busy mornings. Video entry system and secure communal bike storage.

Council tax band C    EPC rating B (82)

## Features

- One double bedroom
- Two bathrooms
- South-facing private garden
- Secure modern development
- Over 820 square feet
- Beautifully presented
- Bike storage
- Transport links and amenities of Brixton, Herne Hill, Loughborough Junction and Camberwell all in easy reach
- Ruskin Park a four-minute stroll
- Chain-free







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**Wanless Road, SE24**  
**1 Bedroom House**

APPROXIMATE GROSS INTERNAL AREA: 822 SQ FT / 76.4 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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