



**Croxted Road, Herne Hill, SE24**

4 bedroom flat - conversion for sale

**£750,000**

Share of Freehold

## Property Details

A fantastic four double bedroom split-level garden apartment within a handsome Victorian property. Measuring over 1,300 square feet, rivalling the internal space of many houses, set to the upper floors with an abundance of natural light. An expansive reception has characterful features, space for a dining and almost floor to ceiling sash windows with views down the tree-lined street opposite. The separate kitchen is well-equipped with shaker cabinetry topped with ample worktop space, butler sink and large window. Allowing fresh air to breeze through the room, a patio door leads to a step-out terrace, perfect for a morning coffee perch, leading down to the private garden. Set to the rear away from the surrounding houses, the garden is shrouded by trees and greenery to create a wonderfully private spot, which feels worlds away from city life. A rarity for period properties all four bedrooms are generously proportioned doubles. Two of the bedrooms are positioned away from the others for privacy, and one has access to eave storage. Two bathrooms service this wonderful home, one conveniently set on each floor. A versatile and sizeable home which will appeal to families and sharers alike.

Council tax band D    EPC rating D (59)

## Features

- Four double bedrooms
- Two bathrooms
- Private garden
- Victorian conversion
- Over 1,300 square feet split over two floors
- Brockwell Park a three-minute stroll
- Sandwiched between Herne Hill and Dulwich Village
- Within catchment area for Ofsted outstanding schools
- Share of freehold
- Chain-free





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**4 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 1312 SQ FT / 121.9 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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