



**Spenser Road, Herne Hill, SE24**

1 bedroom flat - conversion for sale

**£415,000**

Share of Freehold

## Property Details

A characterful one bedroom Victorian apartment with a private section of garden, set within the sought-after Poet's Corner. With an abundance of windows and an elevated position the home is bright, airy and private with rooftop views. The semi-open plan reception has multiple large windows and original wooden floors, the ideal space to unwind or dine. Adding to the sociable vibe, the contemporary kitchen has a window into the reception which can double as a breakfast bar. The kitchen is neatly set to one end with striking black tiling and shaker cabinetry, providing all you need in storage. To the rear, a sizeable double bedroom has plenty of space for wardrobes and enjoys leafy views, a quietly peaceful space in which to relax to the sound of garden birds. Conveniently set in the centre of the home, the bathroom is neutral with a bath plus overhead shower. A large entrance hall offers a bright welcome with space for a dedicated study area plus further storage. For those lesser used belongings, a loft sits above. The boiler was replaced in 2022. If all this weren't enough, there is also a shared garden, surrounded by greenery, ideal for whiling away the summer months.

## Features

- One double bedroom
- Shared garden
- Semi-detached Victorian conversion
- Characterful features
- Dedicated study space
- Desirably located in Poet's Corner
- Brockwell Park moments away
- Herne Hill station in eight minutes
- Central Brixton a nine minute stroll
- Chain-free. Share of freehold

Council tax band B    EPC rating C (70)



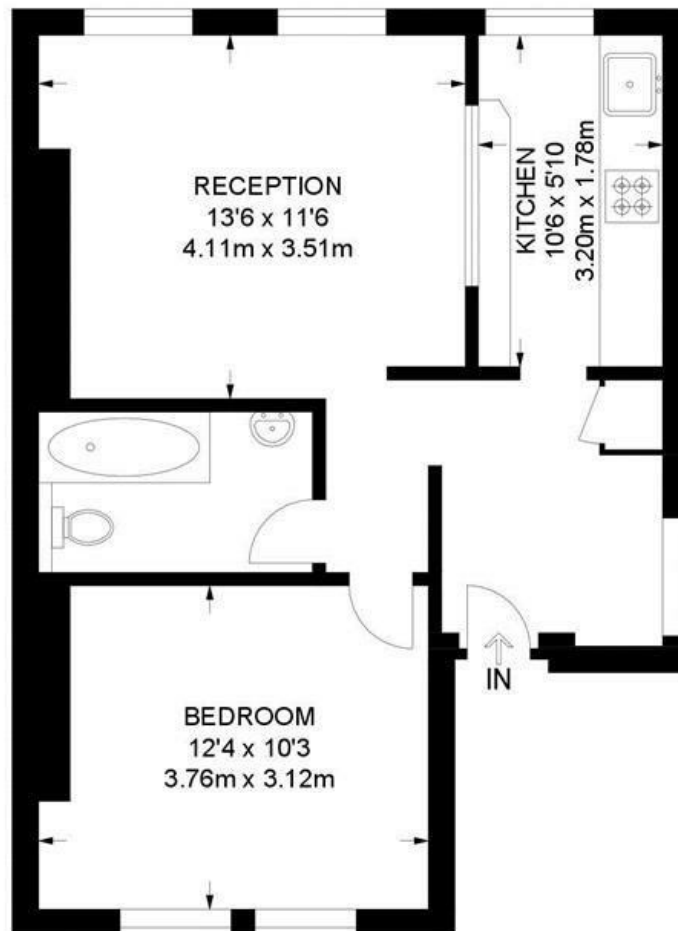


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## Spenser Road, SE24

### 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **483 SQ FT / 44.9 SQ M**



**SECOND 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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