



**Rollscourt Avenue, Herne Hill, SE24**

2 bedroom flat - conversion for sale

**£525,000**

Leasehold

## Property Details

A bright and spacious two double bedroom flat, occupying the upper floors of one of the sought-after Victorian townhouses on Rollscourt Avenue, a popular residential street just a seven-minute stroll to central Herne Hill. Particularly bright due to its elevated position with a tasteful balance of contemporary design and retained period features. Drenched with light from multiple sash windows, the open plan reception is packed full of characterful charm creating comfortable space in which to lounge, dine and cook in the contemporary, chic kitchen. Both bedrooms are doubles boasting modern lighting and sash windows plus charming period fireplaces and wooden flooring. Offering privacy for sharers the bedrooms are separated by the bathroom. Tastefully presented, the family bathroom is equipped with built in storage, a heated towel rail plus both rain head shower and bath. Of further benefit is access to a sizeable loft space, ideal for keeping the rest of the apartment neat and tidy whilst storing away those essential belongings. \*Property has been virtually staged with furnishings\*

Council tax band C

EPC rating D (58)

## Features

- Two double bedrooms
- Victorian conversion
- Sought-after quiet residential road
- Characterful features
- Abundance of storage space
- Local amenities of Herne Hill on the doorstep including Brockwell Park
- Herne Hill station a seven-minute stroll
- Brixton a seven-minute bus ride
- Dulwich Village a fifteen-minute walk
- Chain-free





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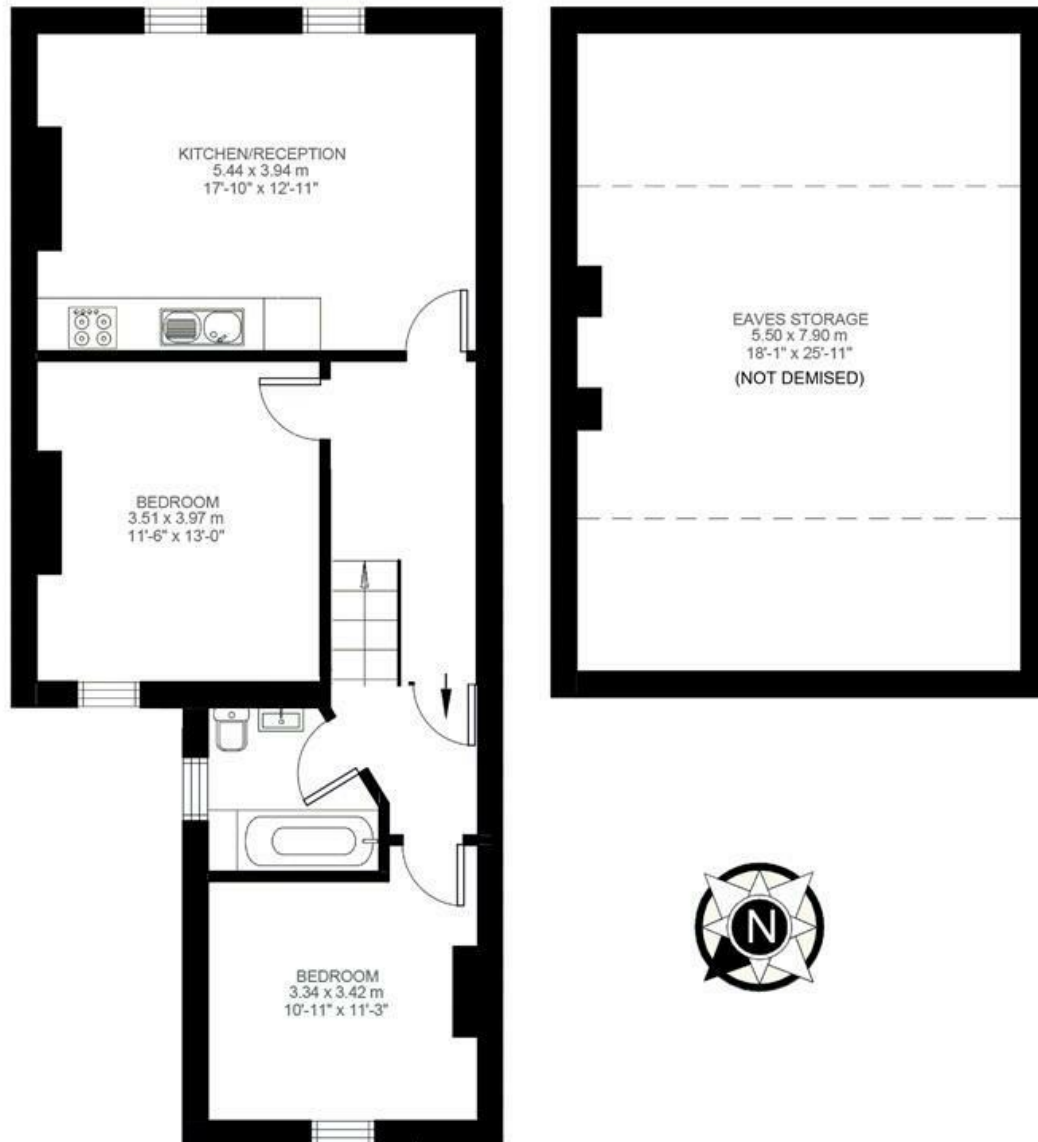
## Rollscourt Avenue, SE24

### 2 Bedroom Flat

APPROXIMATE INTERNAL AREA (EXCLUDING EAVES STORAGE): **667 SQ FT / 62 SQ M**

APPROXIMATE EAVES STORAGE AREA: **468 SQ FT / 43.45 SQ M** (NOT DEMISED)

APPROXIMATE INCLUSIVE TOTAL AREA: **1135 SQ FT / 105.45 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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