

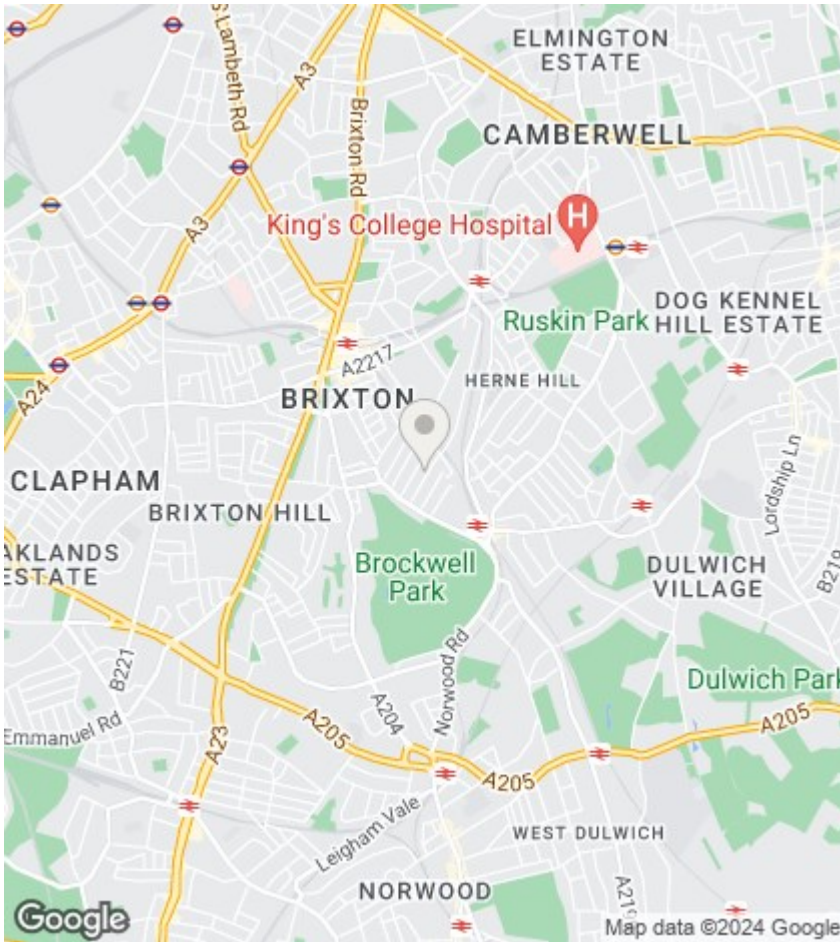


## Shakespeare Road, Herne Hill, SE24

£585,000

- Share of freehold
- 635 sq. ft
- Upper floors flat
- Close to Brockwell Park
- NO CHAIN
- 2 double bedrooms
- Period conversion.
- Open plan living
- Herne Hill Station located within walking distance
- Recently decorated throughout





## Directions

The property is located on Shakespeare Road which is situated within the popular enclave that is the Poets Corner conservation area. Brockwell Park is close by with its well known lido and gym facilities and for travel, Brixton tube (Victoria Line) and Herne Hill station (Thameslink) also being within walking distance from the property.

## Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

## Council Tax Band:

C

## EPC Rating:

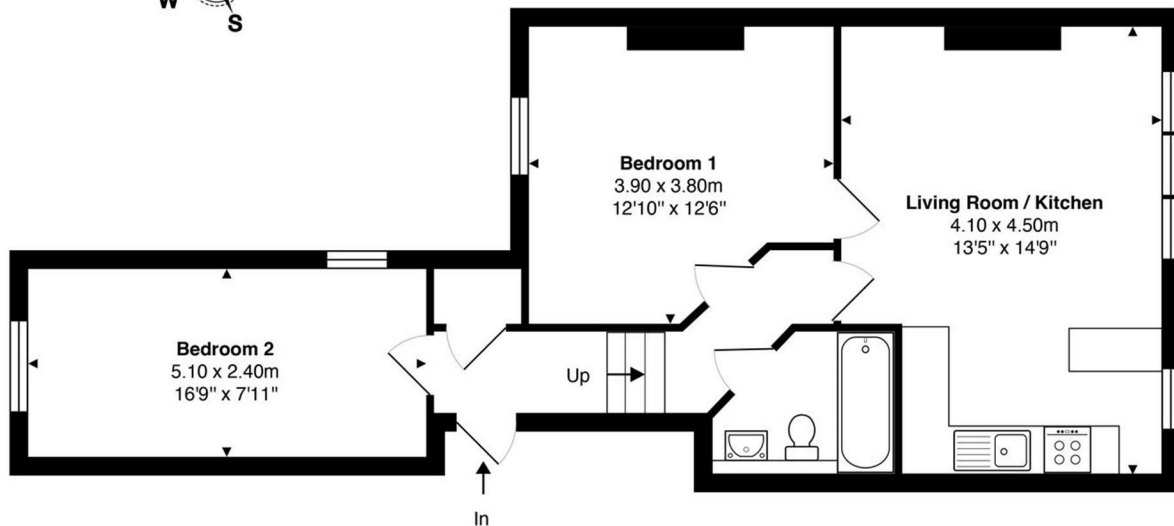
E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Shakespeare Road, SE24

Approximate Area = 59 m sq / 635 sq ft  
For identification Only - Not to scale



1st FLOOR FLAT

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised

