



Railton Road | Herne Hill, SE24



A very spacious two bedroom apartment moments from Brockwell Park and Herne Hill station. Finished to a high standard and offering fantastic views over the London skyline, the flat feels light and airy. It features a generously sized reception room that flows seamlessly into a modern kitchen. There are two large double bedrooms, both benefiting from built-in wardrobes and a modern bathroom suite. Ample storage is available throughout the apartment. Ideally located moments from popular Brockwell Park and Herne Hill Village, which is home to fantastic pubs & restaurants.

Transport links include Herne Hill mainline (direct trains to London Victoria & the City), numerous bus links as well as Brixton tube station.

EPC=C. Council tax B (Lambeth). Service charge: estimated for 24/25 £3,858.40. Ground rent: £10pa. Lease: 89 years remaining.

- Two bedroom apartment
- Very spacious
- High standard finish
- Ample storage
- On street residents permit parking available on application

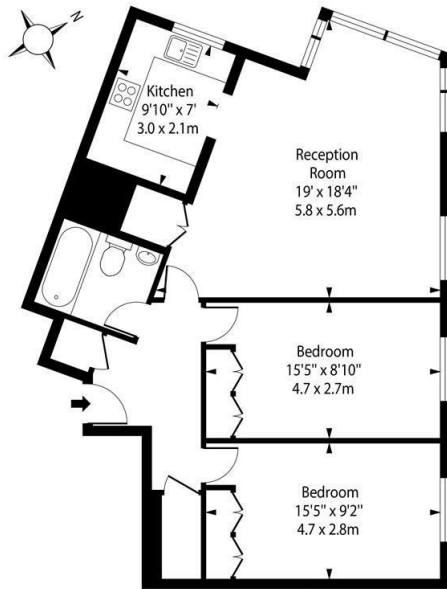
£375,000

Viewing

Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.



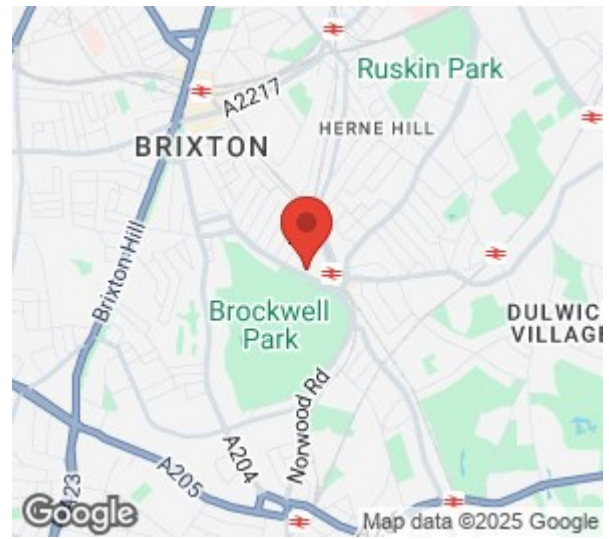
Herne Hill House,
Herne Hill, SE24 0EE



Fourth Floor

Approx Gross Internal Area 786 Sq Ft - 73.0 Sq M

For Illustration Purposes Only - Not To Scale
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(38-54) E			(55-68) D		
(21-38) F			(38-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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