



96 Herne Hill Road | London | SE24  
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Share of Freehold

£565,000

- Maisonette
- Period garden flat
- Excellent transport links
- Ruskin Park
- Eat in Kitchen
- Share of freehold
- Own entrance
- Furnished
- Local amenities
- Ground Floor



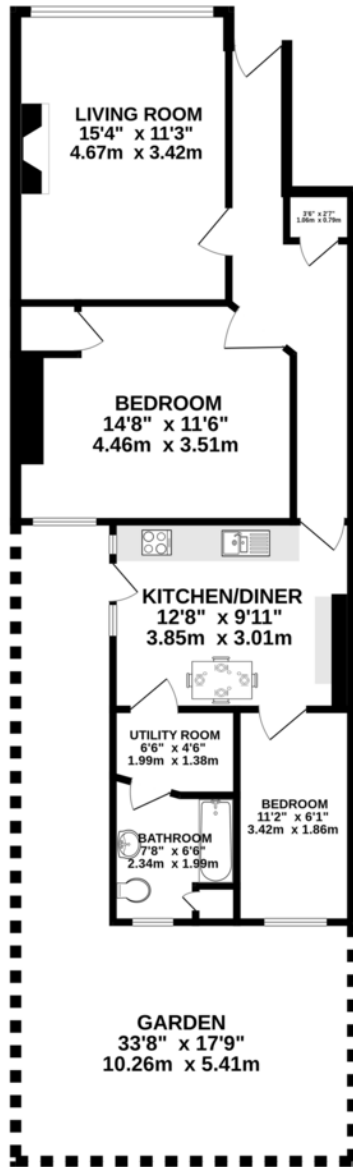
A lovely two-bedroom ground floor maisonette with gardens to the front and back. This, share of freehold purpose-built Edwardian maisonette has direct access to a shared garden, with an option for this to be divided and made private. Located in the sought after area between Herne Hill, Brixton, and Camberwell. The reception room occupies the front of the property, with high ceilings and log-burner. There is a generous master bedroom next to the living area. The second bedroom is suitable for a home office, guest or child's bedroom. Bathroom and utility room lead off the kitchen. The eat-in kitchen has direct access to the pretty rear garden.

The property is ideally located a stone's throw from Ruskin Park. Excellent transport links, with Thameslink services



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GROUND FLOOR  
1017 sq.ft. (94.5 sq.m.) approx.



TWO BEDROOM, GROUND FLOOR MAISONETTE

TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements