

**Hinton Road, Herne Hill, SE24**

2 bedroom flat - conversion for sale

**£550,000**

Share of Freehold

## Property Details

A brand new conversion around two and a half years ago, this immaculately presented home is tucked away quietly over the second and third floor of this handsome end-of-terrace Victorian house, offering over 760 square feet of internal space and flooded with natural light, the property has been carefully designed to maximise the space on offer. Tasteful, neutral and modern décor throughout adds to the appeal, and being split over two floors gives the true sense of a home. The open-plan reception is a brilliant space. The generous kitchen is sleek and minimalistic, with high-quality integrated appliances, plenty of storage and a kitchen island/ breakfast bar. The dimensions allow for plenty of space to dine and the room wraps around in an 'L' shape, providing a cosy lounge area tucked away at the rear. Adjacent, a convenient Utility room and WC. The upper floor comprises of two comfortable double bedrooms, both complete with built-in storage and sharing a beautiful family-size bathroom, offering both a walk-in shower and an attractive, freestanding bathtub. A lovely flat in a lovely area with a local shop and the Coldharbour Blue (previously Whirled) Cinema on the doorstep.

Council tax band D

EPC rating C (75)

## Features

- Two double bedrooms
- Over 760 square feet of internal space split over two floors
- End-of-terrace Victorian conversion
- Beautifully finished
- Overground station a two-minute walk away
- Central Brixton a ten-minute stroll
- Victoria Line within walking distance
- Ruskin Park a five-minute stroll
- Brockwell Park and Herne Hill within a short walk
- Chain-free. Share of freehold





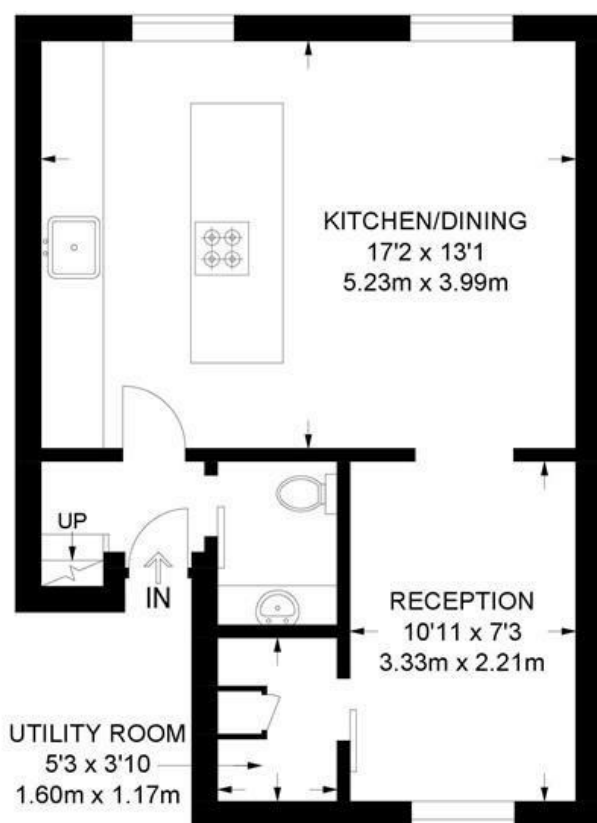


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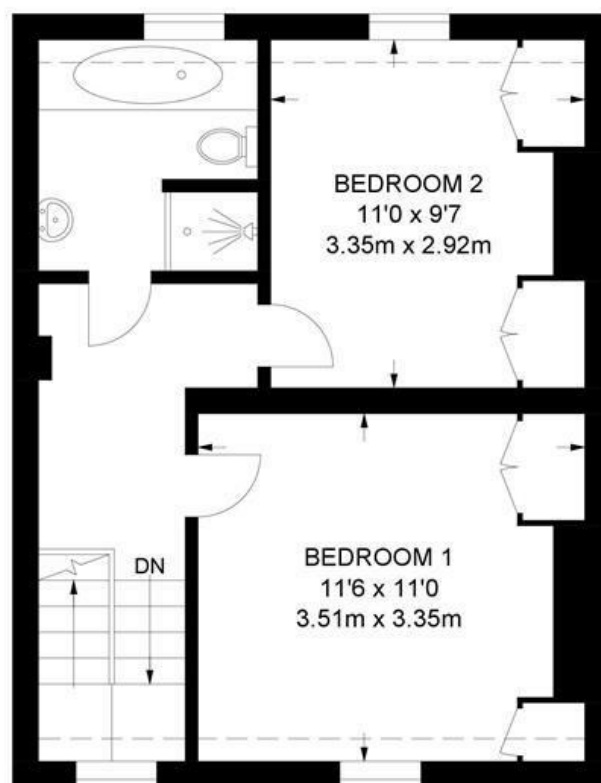
## Hinton Road, SE24

### 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 747 SQ FT / 69.4 SQ M



SECOND FLOOR



THIRD 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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