



Hawarden Grove, SE24
£1,250,000

0208 702 9555
pedderproperty.com

pedder



In general

- Sought after location
- Double reception room
- Spacious kitchen/dining room
- Four bedrooms, two bathrooms
- Close to transport links
- Near to Brockwell Park

In detail

A fantastic opportunity to purchase this four bedroom, two bathroom period home situated on a sought after residential road in Herne Hill.

Hawarden Grove is a popular residential road close to the vast expanse of Brockwell Park with its lido & cafe.

The accommodation comprises a double reception room with shuttered windows to the front bay and double doors leading to the side return, there are covings & picture rails, shelving to both alcoves in the front part of the room and a built-in dresser to the rear; the spacious kitchen/dining room has a vast range of cupboards with built in oven & hob and ample space to dine. Basement cellar provides storage.

The principle bedroom has windows to the front with a whole wall of built-in wardrobes and an original balcony to the front, there are three further double bedrooms, two bathrooms & a separate wc.

Access via bi-folding doors from the dining area will lead you into the garden where there is a decked area leading to a generous sized lawned garden.

Herne Hill centre offers a popular range of restaurant & shopping amenities, the railway station (Victoria, Thameslink, Blackfriars).

Early viewings are highly recommended.

EPC: E | Council Tax Band: F



Floorplan

Hawarden Grove SE24

Approximate Gross Internal Area

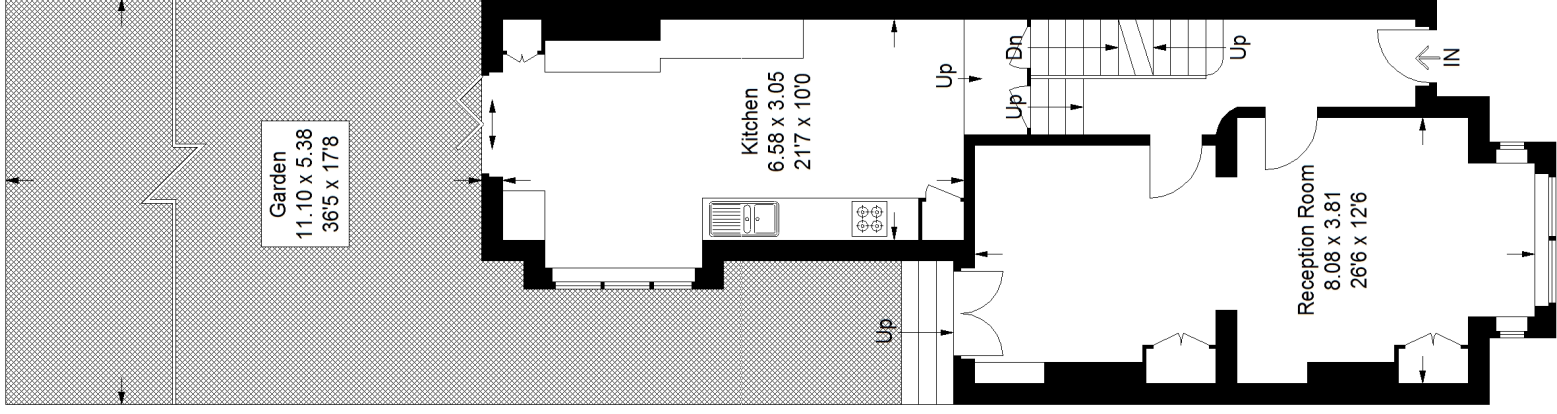
Basement = 8.4 sq m / 90 sq ft

Ground Floor = 60.6 sq m / 652 sq ft

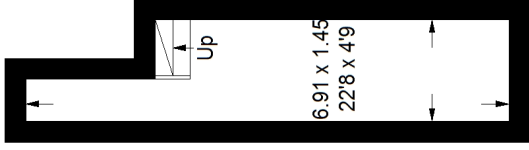
First Floor = 60.2 sq m / 648 sq ft

Second Floor = 23.2 sq m / 250 sq ft

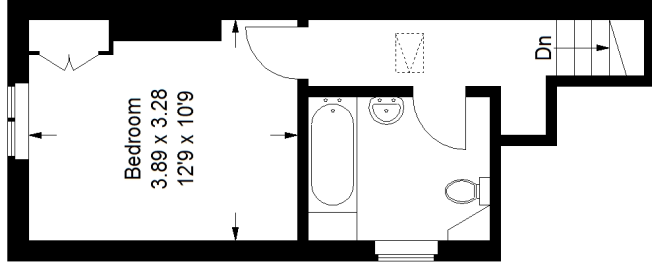
Total = 152.4 sq m / 1640 sq ft



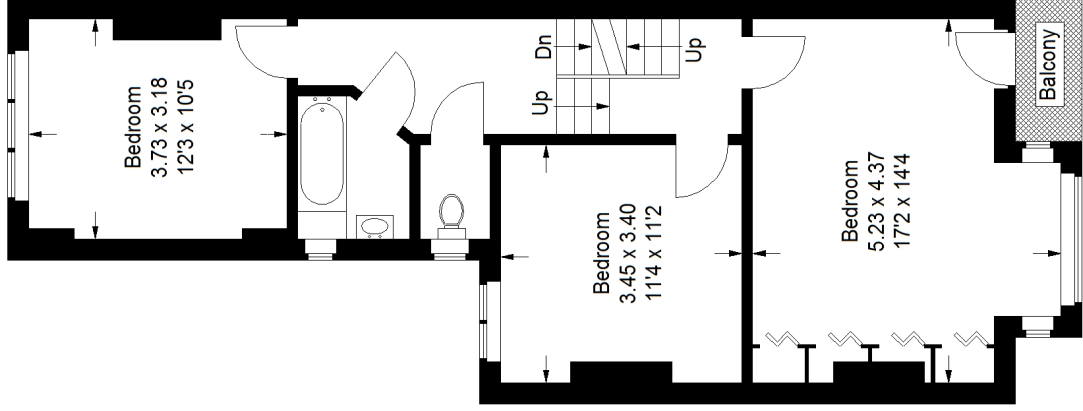
Ground Floor



Basement



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D		
39-54	E	42 e	
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Copyright www.pedderproperty.com © 2022

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.