

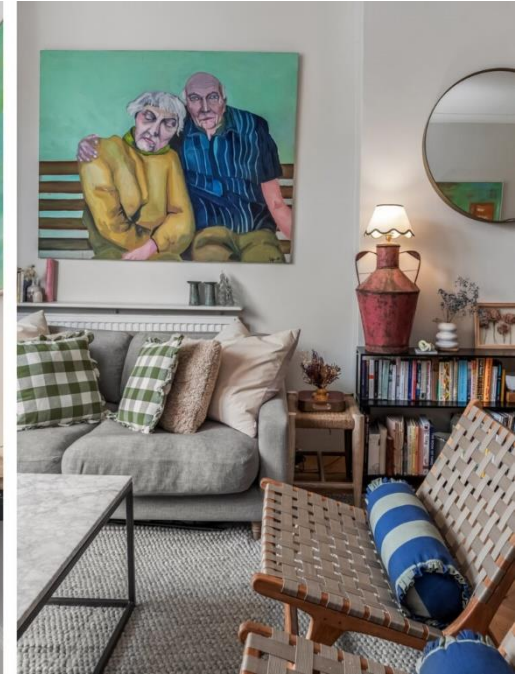


Shakespeare Road, SE24  
£725,000

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# In general

- Stunning period conversion
- Beautifully presented
- Two bedrooms
- Private roof terrace
- Private garden
- Contemporary kitchen
- Sought-after Poets Corner location
- Share of freehold

# In detail

Pedder are pleased to offer this stunning two-bedroom period conversion flat, with both a roof terrace and private garden.

The property retains much of its original charm and character and has been recently upgraded to a high standard.

The flat includes a large reception room which can also be used for dining, and a separate contemporary fitted kitchen which opens up onto the outdoor roof terrace. There are two large double bedrooms; the first of which has a super-king sized bed, and the second of which has recently installed fitted cupboards. For those who work from home there is a work station area complete with bespoke shelving and cupboard space. The bathroom was fully renovated in 2023. There is also a private outdoor garden, housing vegetables and flowers, but also space for a private bike shed.

Shakespeare Road is a sought-after residential road in the Poets Corner Conservation Area of Herne Hill. The nearby Brockwell Park, with its lido and café, provides a perfect spot for leisure, while central Herne Hill offers a good selection of restaurants and shops. Herne Hill railway station offers convenient links to central London (Victoria, Thameslink, Blackfriars) and Brixton tube station is a direct route into central London.

Early viewing is recommended.

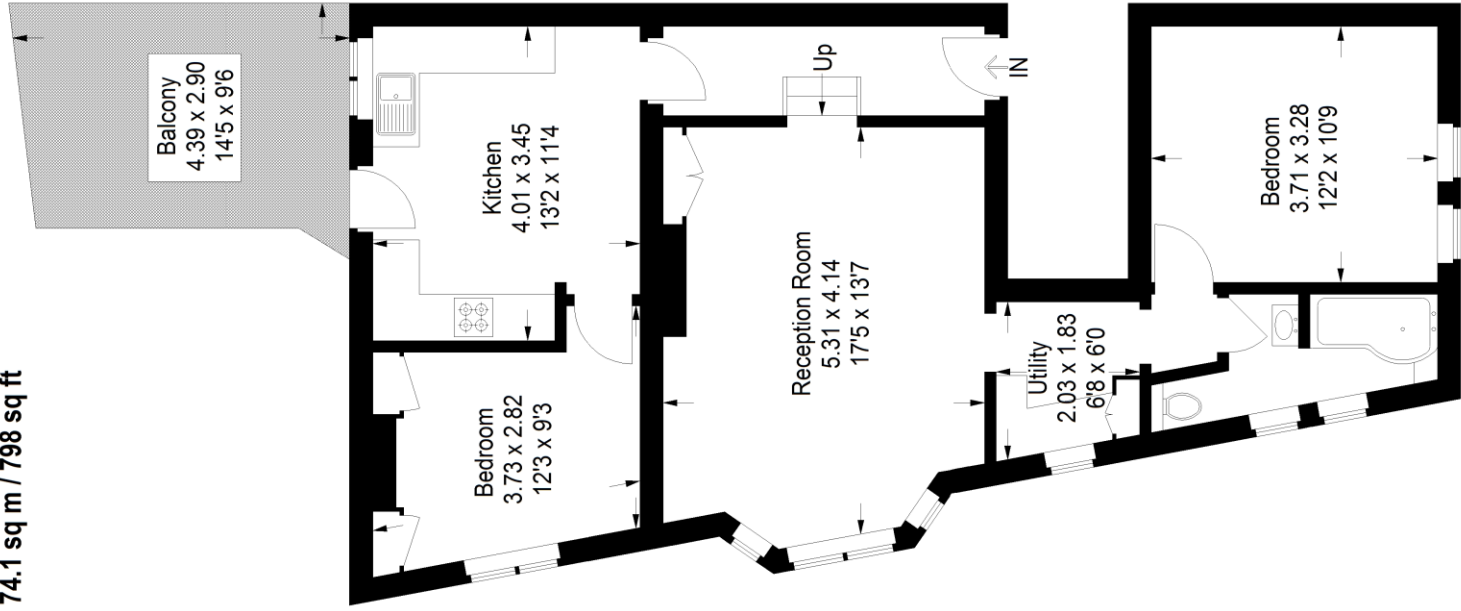
EPC: D | Council Tax Band: D | Lease Term Remaining: 949 Years | SC: Nil | GR: Nil | BI: £195 pa



# Floorplan

## Shakespeare Road, SE24

Approximate Gross Internal Area  
74.1 sq m / 798 sq ft



Garden  
5.61 x 5.28  
18'5" x 17'4"  
(Approx)

**Garden**  
(Not Shown In Actual  
Location / Orientation)

### Second Floor

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

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