



Regent Road, SE24 | £400,000

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## In General

- Purpose built ground floor flat
- Spacious reception
- Stylish kitchen
- Double bedroom
- Communal rear garden
- Close to Brockwell Park & lido
- Popular location
- Close to transport amenities

## In Detail

A one bedroom ground floor purpose built flat within a low level block on Regent Road, a popular & convenient location in central Herne Hill, SE24. The property further benefits from double glazing, door entry system and a large communal garden.

The accommodation comprises inner hall with 4 storage cupboards, a good sized dual-aspect reception room with ample space for table & chairs and built in low level cupboards, door leads to the communal garden. There are an attractive range of wall & base units in the kitchen with integrated fridge/freezer, double oven & hob and underfloor heating. The bedroom has a good size built-in wardrobe. There is a stylish shower room with walk-in cubicle, wall mounted hand basin and heated towel rail.

The communal rear garden is mainly laid to lawn with mature trees & shrubs.

The property is situated opposite the vast expanse of Brockwell Park with its lido & cafe. Herne Hill centre offers a popular range of restaurant & shopping amenities, and the railway station (Victoria, Thameslink, Blackfriars). Several bus routes traverse local roads.

EPC: D | Council Tax Band: B | Lease: 115 years remaining | SC: £1,371.05 pa | GR: £10 pa | BI: Inc. in SC




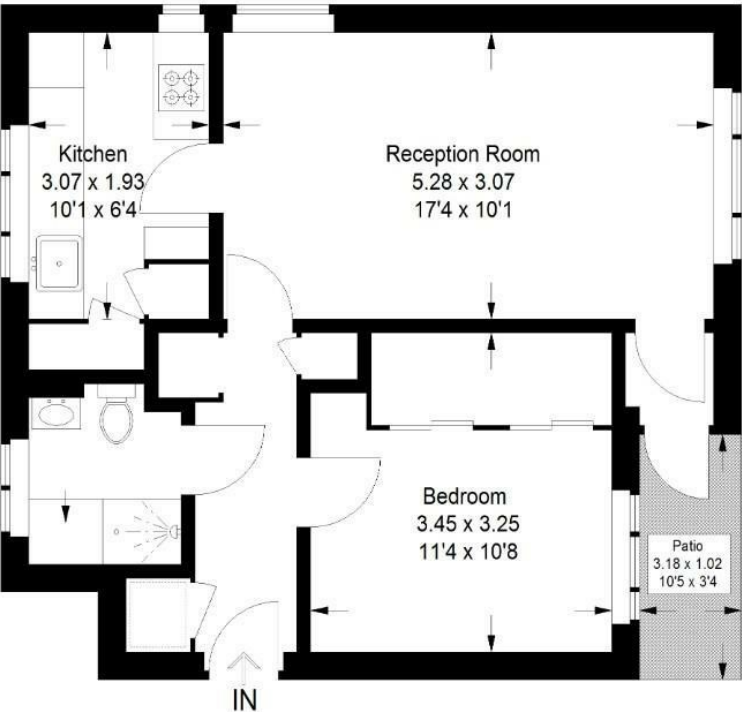
# Floorplan

Regent Road, SE24

Approximate Gross Internal Area  
46.0 sq m / 495 sq ft

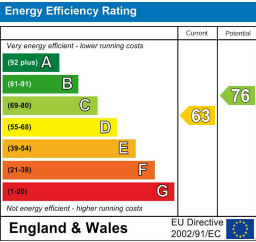


 = Reduced headroom below 1.5 m / 5'0



## Ground Floor

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