



Herbert Mews, SW2 | £550,000

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# In General

- Chain Free
- 20ft x 20ft circular reception
- Large kitchen/dining room
- Three double bedrooms
- Bathroom & en-suite shower
- Additional large loft storage area
- Secure allocated parking
- Private gated development
- Direct access to Brockwell Park

# In Detail

Immediate viewings are essential on this three double bedroom, 2 bathroom top floor flat within Brockwell Gate, a private gated development on the borders of Herne Hill and Tulse Hill.

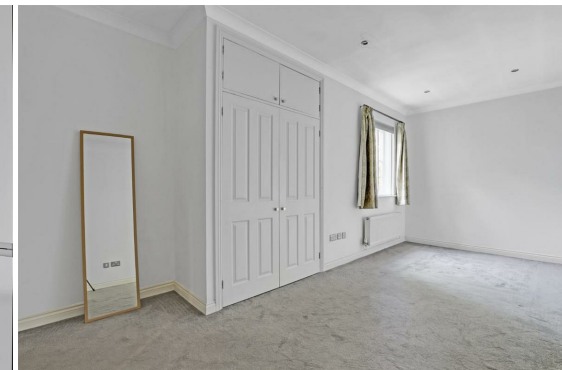
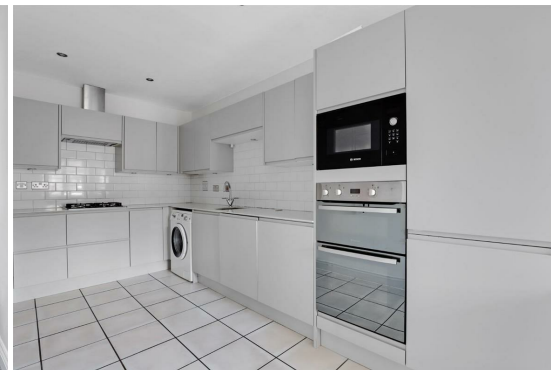
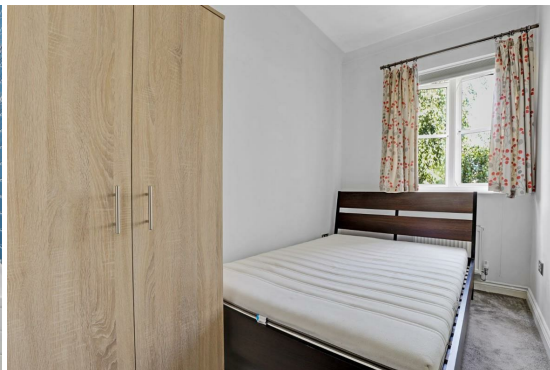
Offering accommodation of 1157 sq ft/ 107 sq m the property is offered Chain Free, neutrally decorated throughout, is fully double glazed and has secure parking.

The accommodation comprises a sunny aspect 20ft round reception room with 5 windows affording an abundance of natural light, there are double doors leading to a spacious kitchen/dining room which comprises a stylish range of wall & base units with integrated Bosch appliances and ample room for a large table & chairs, ideal for those who like to entertain. The principal bedroom has a built-in double wardrobe and en-suite shower room, there are a further two double bedrooms and family bathroom.

Within the gated development are secure parking bays, well kept communal grounds with mature shrubs & trees and direct access for residents onto Brockwell Park.

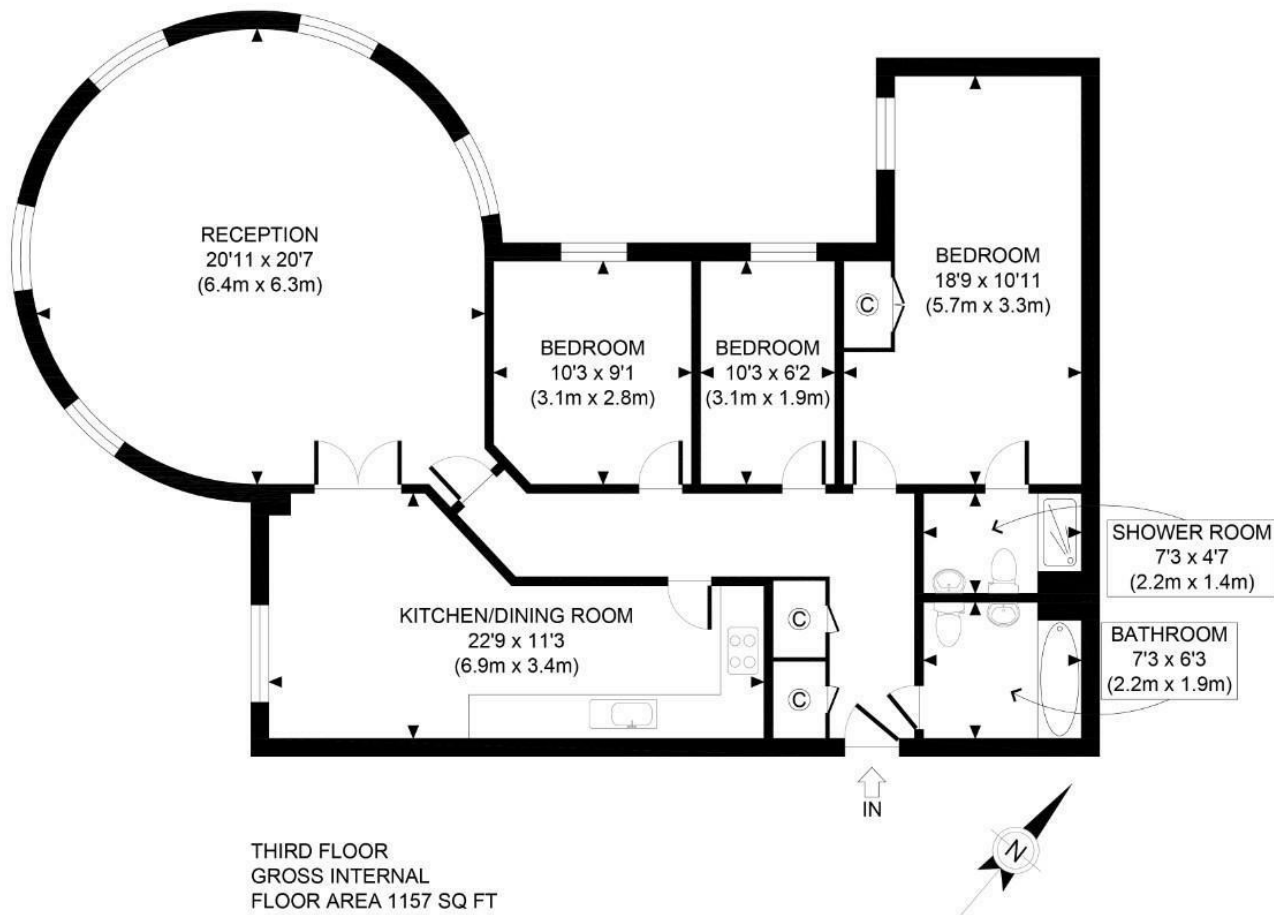
Herne Hill centre offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to Brockwell Park with its lido & cafe. Brixton centre is also accessible with its vast array of eclectic shopping & restaurants, the Ritzy Cinema, and both Brixton railway & tube station. Various bus routes traverse the local area.

EPC: C | Council Tax Band: F | Lease: 101 years remaining | SC: £2,427.25 | GR: £270.45 pa | BI: Incl in SC

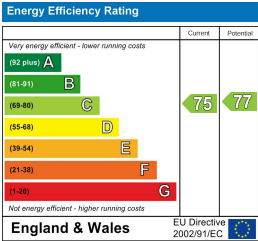




# Floorplan



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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>APPROX. GROSS INTERNAL FLOOR AREA 1157 SQ FT / 107 SQM</b>                                                                                                                                                                                                                         |          |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation |          |
| John Conway house                                                                                                                                                                                                                                                                     |          |
| date                                                                                                                                                                                                                                                                                  | 28/08/25 |
| photoplan                                                                                                                                                                                        |          |



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