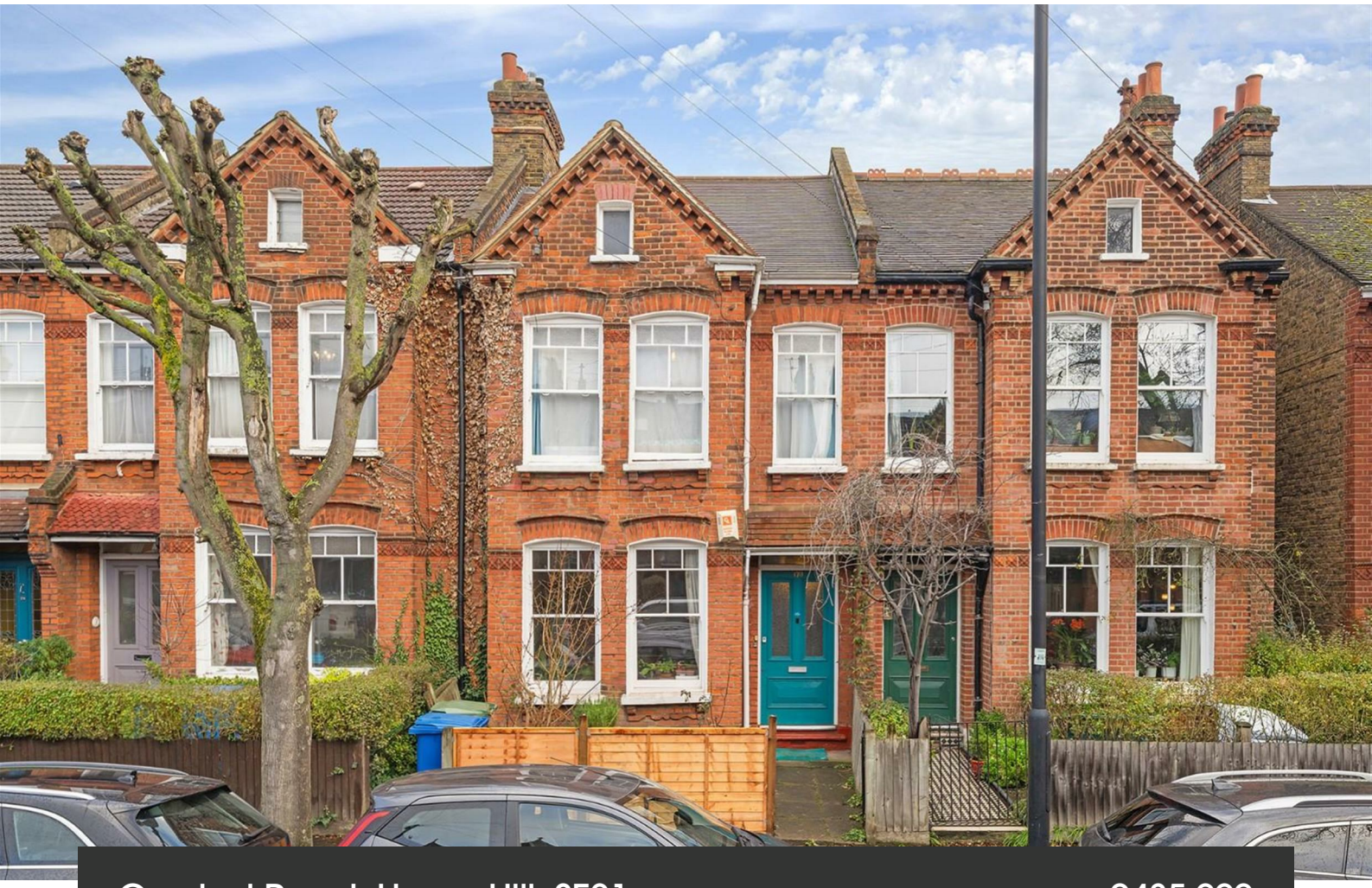
Keating K Estates



Croxted Road, Herne Hill, SE21

2 bedroom flat - conversion for sale

£435,000

Leasehold

Property Details

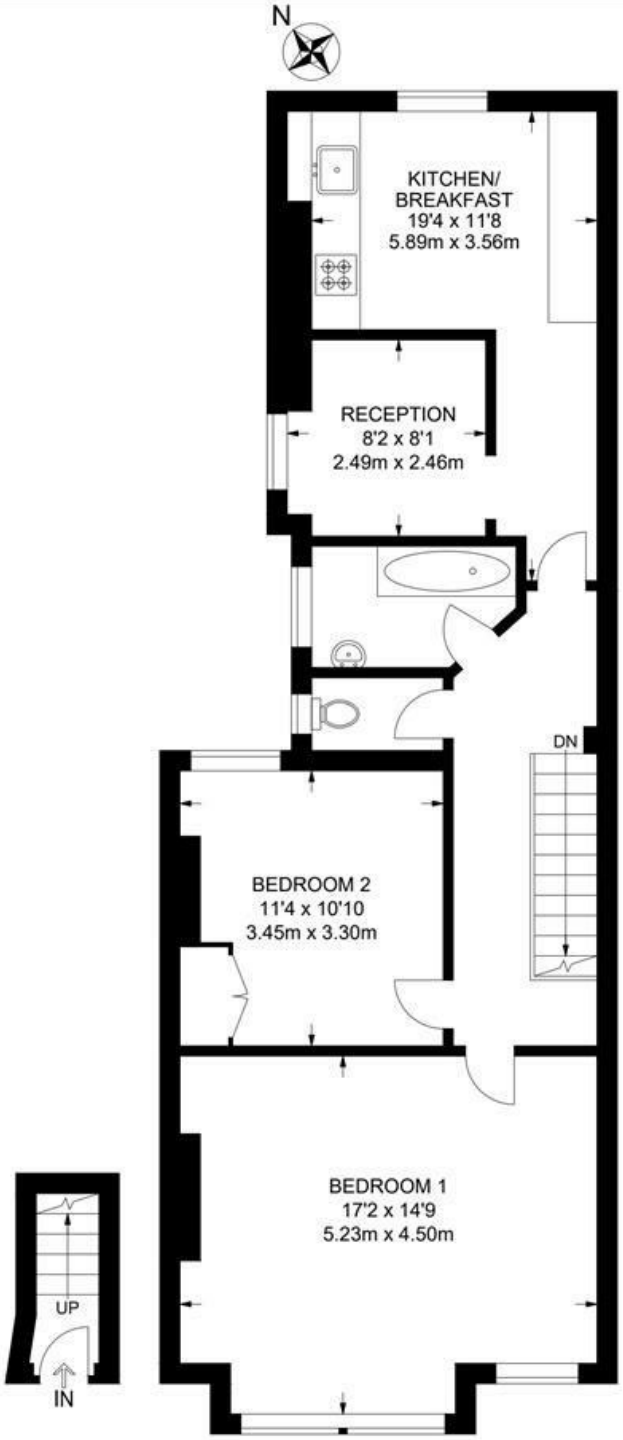
A versatile two double bedroom apartment. The handsome Victorian façade provides immediate kerb appeal, whilst the entrance at ground level leads upstairs to a bright and adaptable first-floor layout, where the potential is apparent. To the rear sits a cosy reception, complete with a sash window and the proportions for relaxed seating. Adjacent, the separate kitchen has cabinetry and worktops to both sides, ample storage, and space for dining, with room for an additional seating area to enhance sociability. Subject to permissions, there is scope to open the kitchen and reception into one expansive space, or to use the principal bedroom as the reception, dependent on needs. Two well-proportioned double bedrooms sit to the opposite side of the property. The principal bedroom is particularly impressive, spanning the width of the home with multiple windows creating a bright ambience. The second bedroom is also a genuine double with fitted wardrobes. A neutral bathroom with bath and overhead shower sits next to a separate WC. A cherished home, owned by the current vendor for over twenty years.

Council tax band C EPC rating C (70)

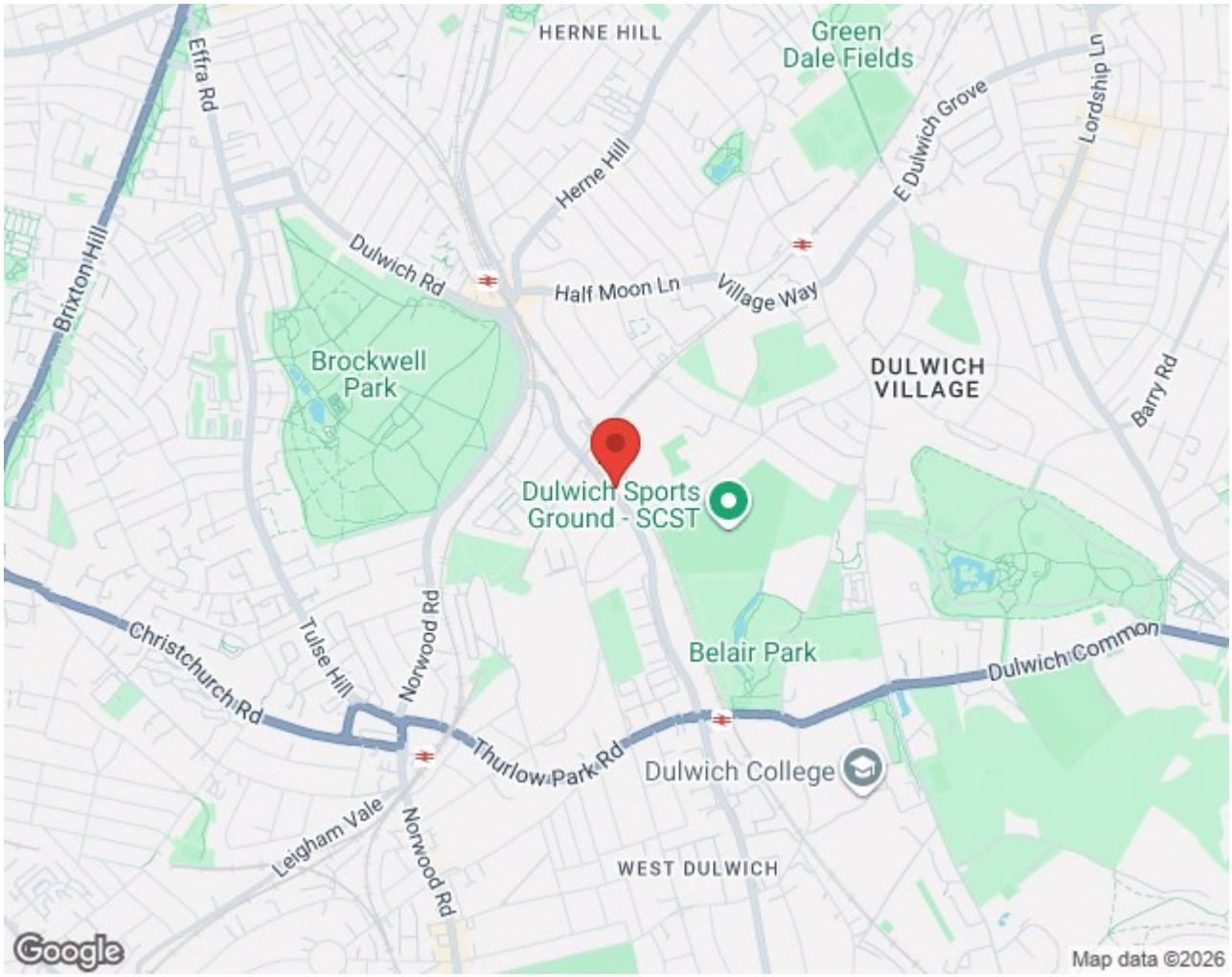
Features

- Two double bedrooms
- Victorian conversion
- Almost 800 square feet
- Versatile layout
- Neutral blank canvas
- Sought-after, neighbourly street
- Herne Hill a six-minute walk
- Dulwich Village around a ten-minute stroll
- Within catchment area for Ofsted Outstanding schools
- Chain-free

Croxted Road, SE21
2 Bedroom Flat
APPROXIMATE GROSS INTERNAL AREA: **792 SQ FT / 73.6 SQ M**



GROUND FLOOR **FIRST 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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