Keating K Estates

# Croxted Road, Herne Hill, SE21

2 bedroom flat - conversion for sale

**£400,000**

Share of Freehold

## Property Details

An appealing two double bedroom split-level apartment, arranged over the first and second floor of a charming Victorian property, offering a wonderfully unique layout with leafy views throughout. The first floor comprises a peaceful principal bedroom with a sash window overlooking the leafy surroundings, a family bathroom with a white suite and shower over bath, and a well-presented kitchen with neutral wood-style cabinetry, dark worktops and backsplash tiling, alongside a sash window providing excellent ventilation. Upstairs, the generous reception and dining room offers a versatile raised platform, ideal for a home office or snug, with fitted storage and a double aspect incorporating a Velux window and rear outlook. The second double bedroom benefits from a Velux window and excellent eaves storage, perfect for keeping lesser-used items neatly tucked away. A characterful and versatile home combining Victorian charm with practical living space and a distinctive split-level arrangement.

Council tax band C  EPC rating D (63)

## Features

- Two double bedrooms
- Victorian conversion
- Split-level
- 870 square feet of internal living space
- Neutral blank canvas
- Sought-after, neighbourly street
- Herne Hill a ten-minute walk
- Dulwich Village around a thirteen-minute stroll
- Within catchment area for Ofsted Outstanding schools
- Chain-free

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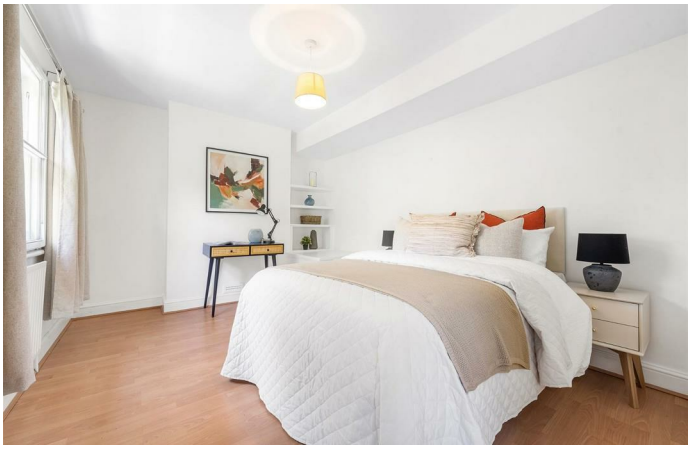
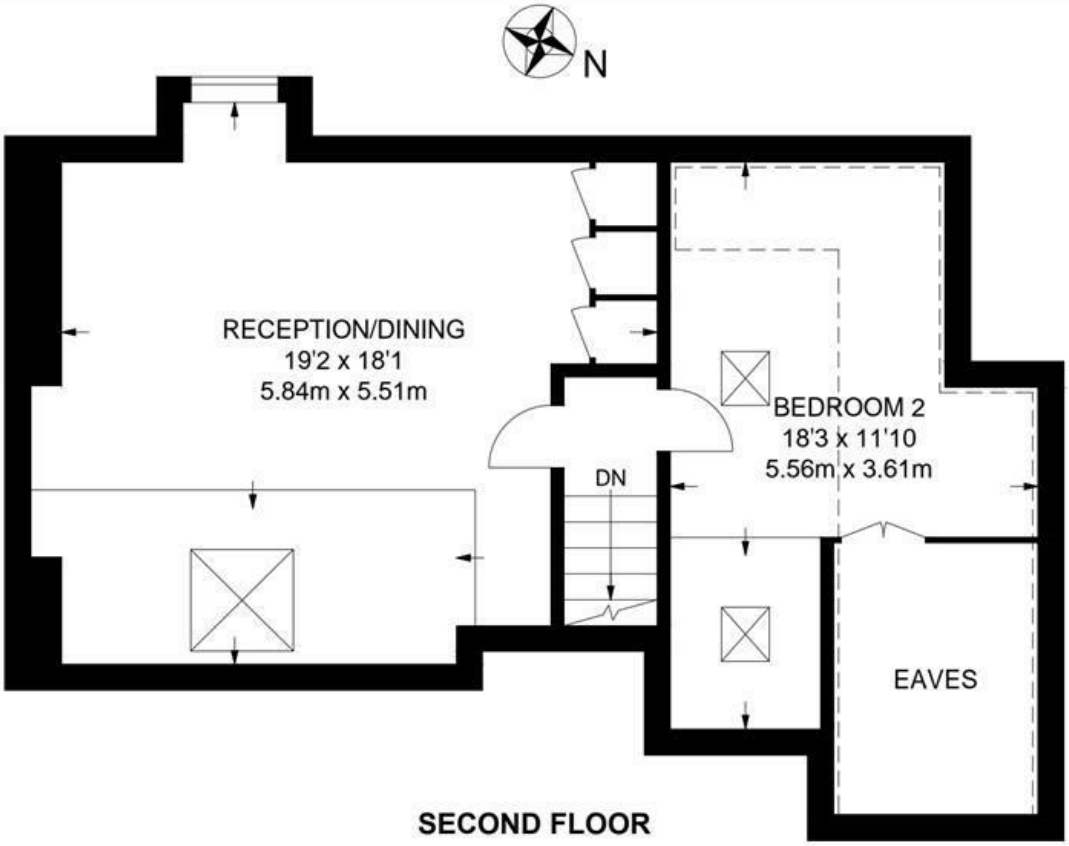
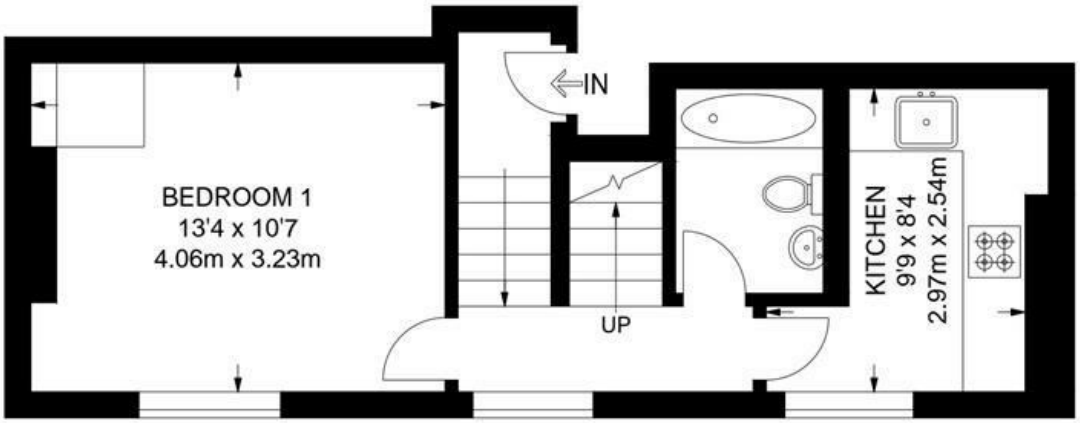


## Croxted Road, SE24
### 2 Bedroom Flat

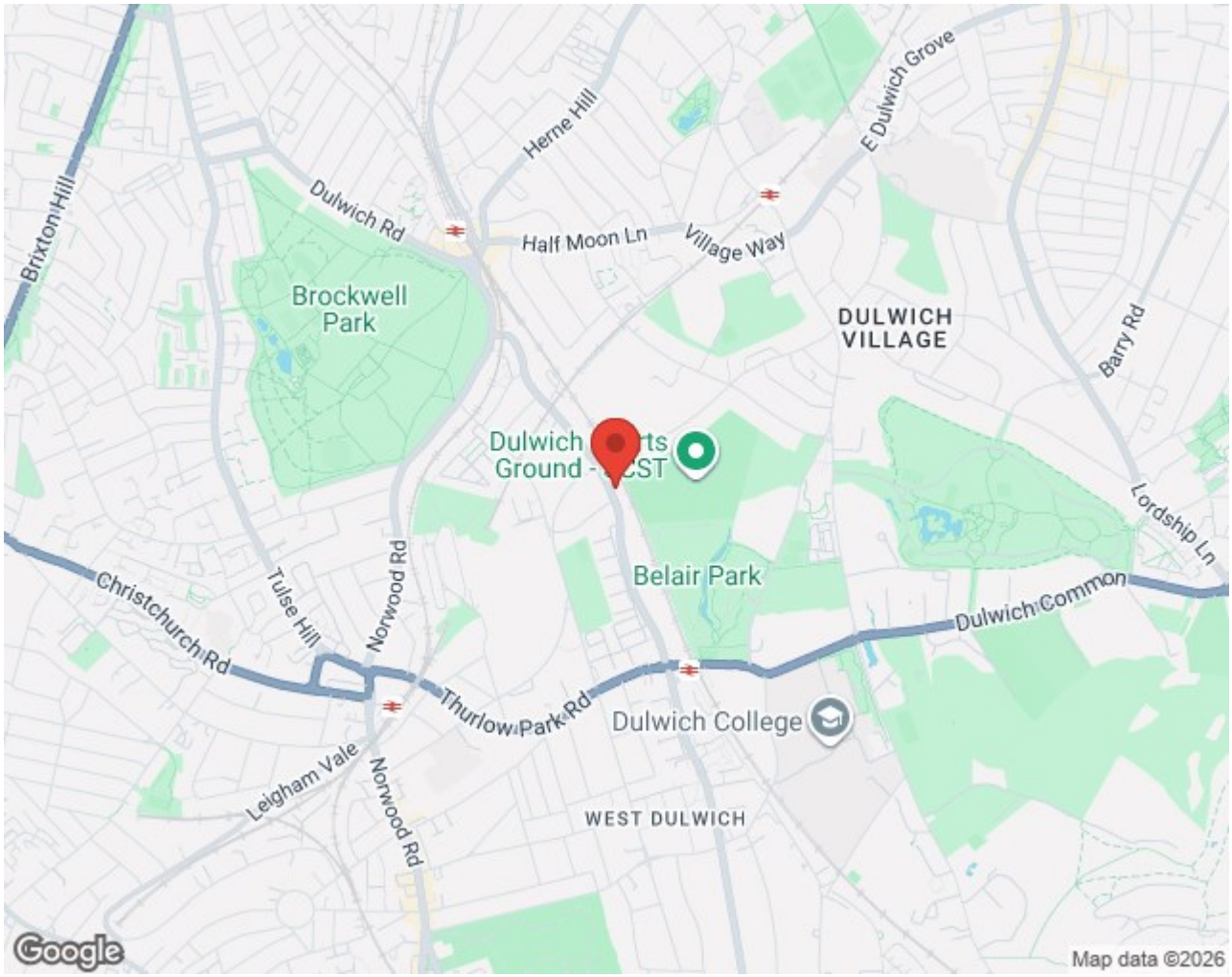
APPROXIMATE GROSS INTERNAL AREA: **870 SQ FT / 80.8 SQ M**




**SECOND 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.

## Croxted Road, Herne Hill, SE21