



Spenser Road, SE24 | £615,000

02087029555

hernehill@pedderproperty.com

pedder
We live local



In General

- Own entrance
- Spacious reception room
- Bright kitchen
- Two bedrooms
- Bathroom/shower room
- Private patio area to rear
- Sought after location
- Close to transport links
- Share of Freehold

In Detail

Nestled on the charming Spenser Road in the sought-after Poets Corner is this delightful two bedroom lower ground floor flat.

With its own private entrance, the property welcomes you into a spacious reception room with a large bay window to front, built-in shelving to both alcoves and space for a table & chairs. The kitchen offers a range of wall & base units, integrated fridge/freezer and oven & hob. The two bedrooms have windows overlooking the rear garden. There is a bathroom with both bath and a shower cubicle.

The property further benefits from privately owning the patio area directly outside the back door, and the back 2/3rds of the raised garden is for communal use of all residents.

The location is particularly appealing, as it is situated close to a lovely park, perfect for leisurely strolls or enjoying outdoor activities. The surrounding area is known for its friendly community atmosphere and is a popular choice for those seeking a tranquil yet vibrant neighbourhood.

Central Herne Hill offers a popular selection of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to Brockwell Park with its lido & cafe.

EPC: D | Council Tax Band: C | Lease: 999 years remaining | SC: £600 pa | GR: Nil | BI: £300 pa



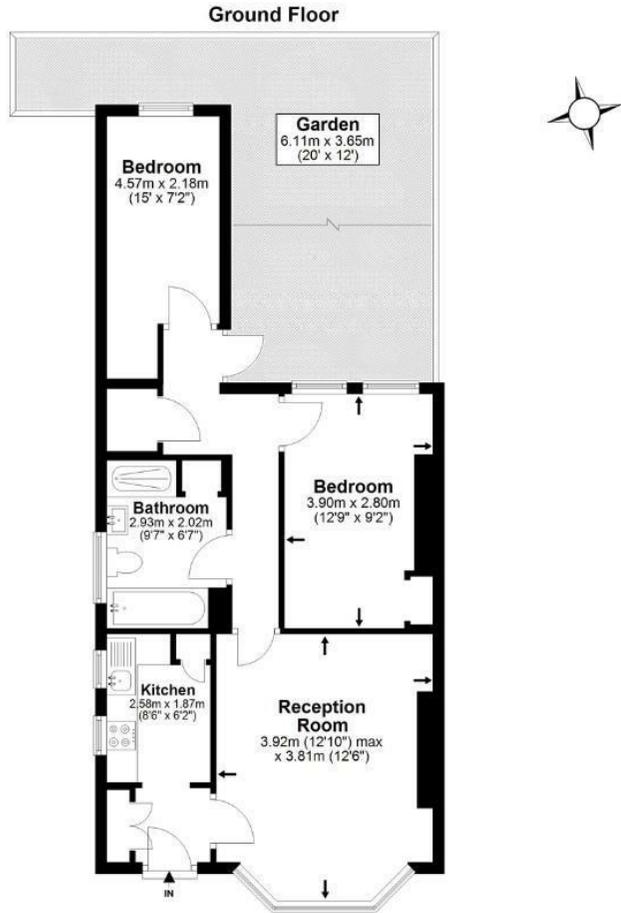
Floorplan

Spenser Road, SE24

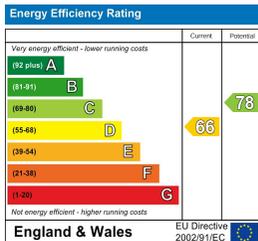
Total* = 57.7 sq. m / 621.0 sq. ft

Ground Floor = 57.7 sq. m / 621.0 sq. ft

 = Reduced head room below 1.5m



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.