

**Spenser Road, SE24 | Offers In Excess Of £750,000**

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# In General

- Spacious split level flat
- Three double bedrooms
- Open-plan reception/kitchen
- Bathroom & second shower rooms
- Fully renovated in 2017
- Private section of garden
- Loft space
- Close to transport links

# In Detail

We are delighted to offer this spacious split-level three bedroom flat to let which occupies the entire top two floors of this impressive semi-detached house.

The 28ft x 17ft reception room has two large windows to front affording plenty of light, Scandinavian wood burner, open-plan kitchen with a vast range of stylish wall & base units incorporating a breakfast bar and an integrated dishwasher, oven, hob & microwave. The property has zoned underfloor heating throughout and has been fully renovated in 2017.

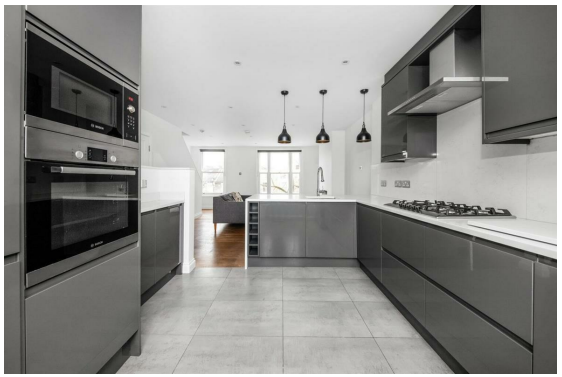
On the first half landing is a shower room. On the top floor is the main bedroom with windows to front and en-suite shower room, the second double bedroom has an en-suite bathroom, and there is a third double bedroom with window to rear.

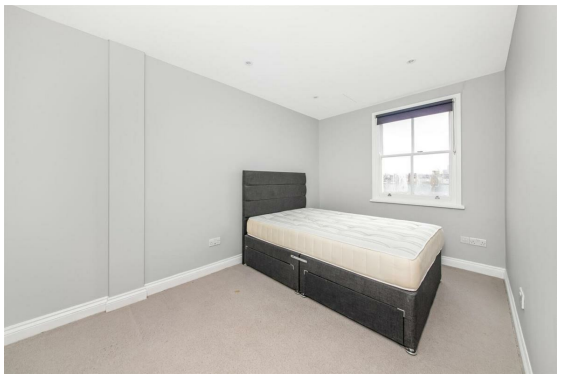
Spenser Road is a sought after residential road forming part of the Poets Corner area of Herne Hill, the delights of Brockwell Park with its lido & cafe is accessible and central Herne Hill offers a popular range of restaurant & shopping amenities, Herne Hill railway station offers rapid links to central London (Victoria, Thameslink, Blackfriars).

EPC: D | Council Tax Band: D | Lease Term Remaining: 97 Years | GR: £100 | SC: £125 pa | BI: £85.30









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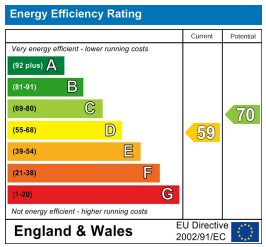
# Floorplan

## Spenser Road, SE24

**Approximate Gross Internal Area**
**Ground Floor = 2.4 sq m / 26 sq ft**
**First Floor = 46.4 sq m / 499 sq ft**
**Second Floor = 47.3 sq m / 509 sq ft**
**Total = 96.1 sq m / 1034 sq ft**




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