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Herne Hill Road, London, SE24 | Asking Price £550,000
Call us today on 020 7708 2002

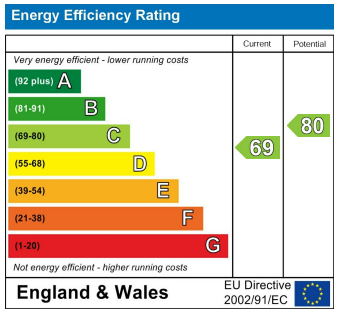


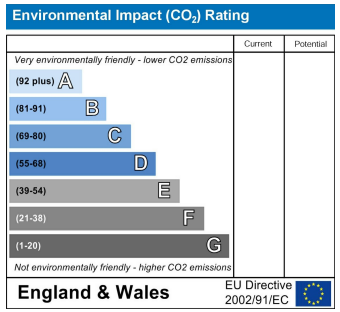






- Three Bedroom Apartment
- Private Balcony
- Access to Communal Gardens
- Lease Being Extended to 999 Years
- Share of Freehold
- Service Charge: £3,146.92 PA





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A three-bedroom ground-floor flat for sale in Camberwell, featuring a private balcony, communal gardens, family bathroom and separate shower room, close to Ruskin Park, Loughborough Junction and Denmark Hill stations.

Sellers comments - "We bought the flat in 2013 and have adored living here. We love the layout - especially the big kitchen and the separate bathrooms - and it is so quiet and private. The flat benefits from access to a large garden which gets very little other use. The other freeholders are very decent people, which makes jointly owning the building pleasant and simple. The location is hard to beat, with Camberwell, Herne Hill and Brixton within an easy walk and central London just 10 minutes away by train from the bottom of the street."

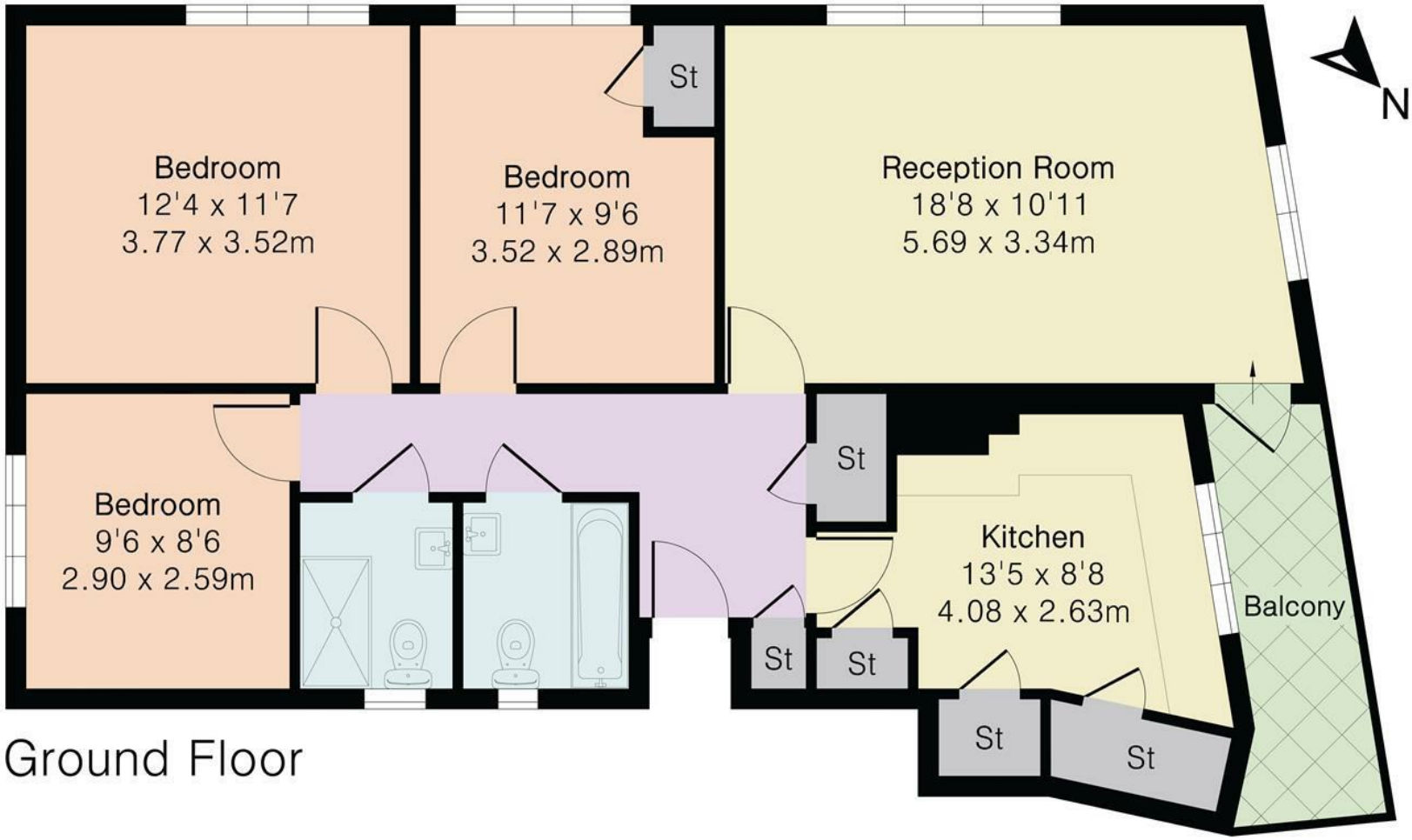
Internally you are presented with a generously sized reception room, with space for relaxation and for dining. The dual aspect windows, light wood flooring and neutral décor create a bright and open space. There is direct access onto your private balcony, perfect for your morning coffee. The modern kitchen has contemporary wall and base units with complimentary worktops, integrated appliances and further benefits from an additional larder cupboard and built in storage. You'll find two good-sized double bedrooms, both with space for a double bed and additional furniture. There is also a third bedroom which is ideal for a guest bedroom, nursery or home office. There is a lovely family bathroom, with a large roll top bath, smart metro wall tiling and slate grey contrasting floor tiles. For additional convenience there is also a shower room, with a large walk-in shower, sink and WC. The property further benefits from access to a large, well-maintained, communal garden area.

The property is just 0.2 miles from Loughborough Station for connections to King Cross and Thameslink Services. Denmark Hill Station is also 0.5 miles away and has the added benefit of the London Overground Services for trains to Victoria, London Bridge and Kings Cross. You are very close to all the amazing independent restaurants, bars and cafes of Herne Hill and Camberwell, such as The Cambria which is a well-regarded pub located just around the corner. Additional delights of the award-winning Ruskin Park are only a 0.2 mile walk away - with its state-of-the-art play areas, paddling pool, café, tennis courts, community gardens, lake and wild nature planting. There's also an excellent choice of schools in the area, both independent and state.

Tenure: Share of Freehold
Council Tax band: D
Authority: London Borough of Lambeth
Lease length: 83 years remaining (Started in 1983 with a lease of 125 years) being extended to 999 years prior to completion
Ground rent: Not payable
Service charge: £3,146.92 a year
Sinking Fund: £23,337.53 (For communal repairs and maintenance, accurate as of today 23/02/26)
Construction: Standard construction
Property type: End-terrace, Flat
Number of floors: 4
Has lift: No
Over commercial premises: No
Parking: Communal
Controlled parking zone: Yes
Electricity: Connected to mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Central heating, Mains gas
Building safety issues: No
Public right of way through and/or across your house, buildings or land: No
Flood risk: To be provided
History of flooding: No history of flooding has been reported.
Planning and development: No
Listing and conservation: No
Accessibility: None
Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Approximate Gross Internal Area 858 sq ft - 80 sq m



Ground Floor

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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