



Herne Hill Road, London SE24 0AU

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**WAYNE  
& SILVER**

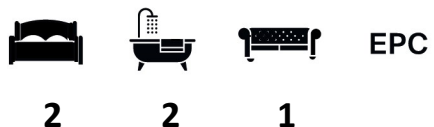
# Herne Hill Road, London SE24 0AU

A stunning two bedroom apartment, located on the 11th floor within a brand new development in Higgs Yard, SE24. The apartment offers a bright open-plan reception and kitchen, large double bedroom, bathroom and private balcony. For better well-being, every resident has access to the charming rooftop garden and safe cycle storage.

Loughborough Junction is a stone's throw away from trendy Brixton and fashionable Herne Hill.

Higgs Yard has everything you need, right on your doorstep. Located in Zone 2, central London is less than half an hour away.

Two Bedrooms | Open-plan Reception & Kitchen | Bathroom | Private Balcony | Lift | Communal Roof Terrace & Gardens | Offered Furnished or Unfurnished | Available Now



**Guide price:** £2,650 Per Month

**Tenure:**

**Service Charge:** Add text here

**Local Authority:**

**Council Tax Band:** New Build







A tall, light blue cabinet unit on the left side of the kitchen, featuring a vertical panel and a lower section with a vented grille at the base.

Upper wall cabinets in a light blue finish, including a built-in microwave oven and a glass splashback panel.

Lower wall cabinets in a light blue finish, housing a built-in oven and a sink with a chrome faucet.

A window with a white frame and a view of a blue sky, located on the right wall of the kitchen.

Recessed ceiling lights providing illumination for the kitchen area.

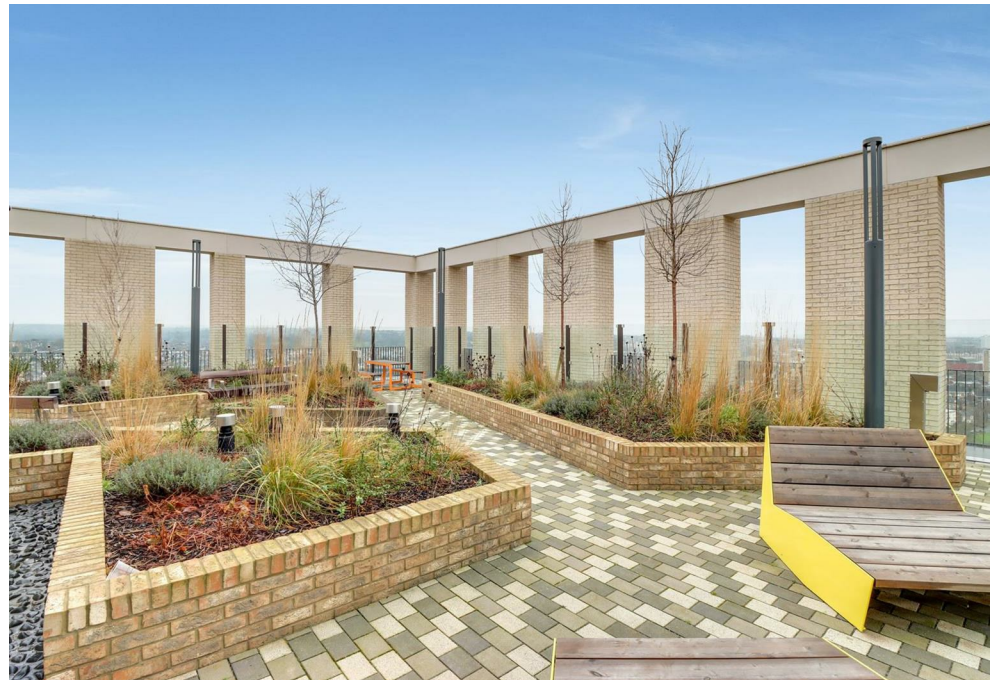
Under-cabinet lighting strip providing task lighting for the countertop.

Electrical outlets on the wall below the upper cabinets.

Electrical outlets on the wall below the upper cabinets.

Electrical outlets on the wall below the upper cabinets.

A light switch on the left wall.





GROSS INTERNAL AREA 770 SQ. FT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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