



HAMMERS HOUSE, EWEN CRESCENT, SW2
£485,000 LEASEHOLD

AN ATTRACTIVE AND BRIGHT THREE BEDROOM FLAT, NESTLED NEAR THE LOVELY BROCKWELL PARK

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



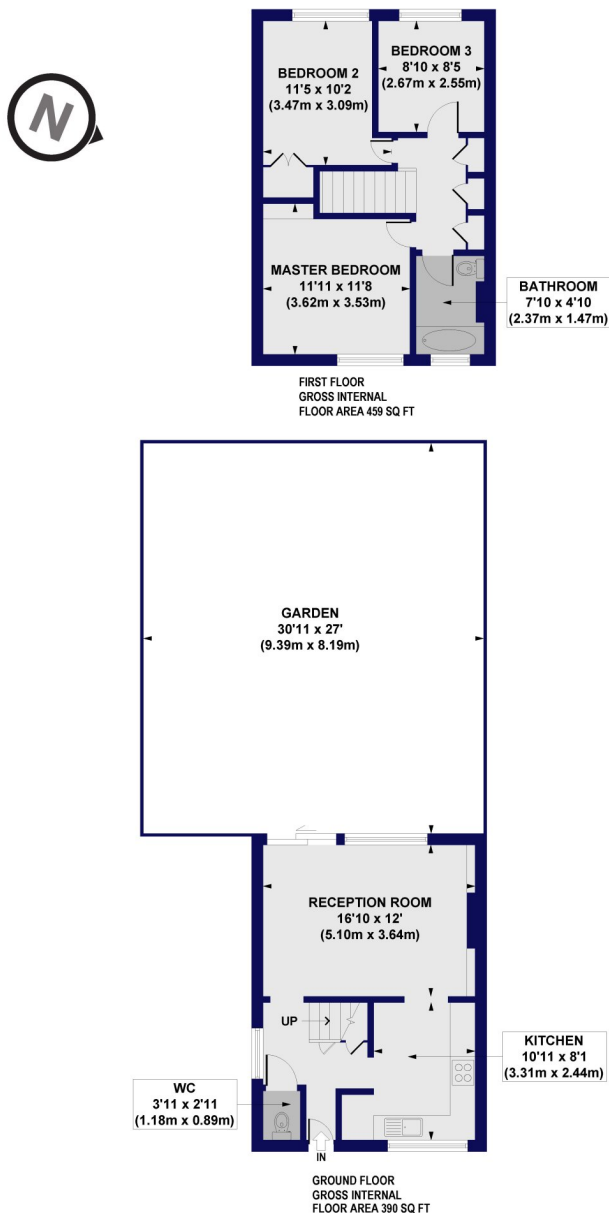
DESCRIPTION:

This airy three-bedroom flat is located within a purpose-built block and has been beautifully refurbished by the present owners to create an exceptionally well-laid out and surprisingly spacious home with meticulous attention to every detail. The beautifully coordinated interior living space is arranged over two floors: the entrance hall opens to a bright reception room which overlooks the south-west facing garden, accessed via sliding doors, a perfect space for summer entertaining. The Shaker-style kitchen has plenty of wall and base units and is equipped with the usual appliances. A separate WC and understairs storage complete the living space on the ground level. Leading up to the first floor, there are three good-sized double bedrooms and ample storage space, and the bathroom has modern fixtures and fittings including a base vanity unit and a towel rail. The property is ideally located on a quiet residential street within easy reach of Herne Hill with its village centre boasting good coffee shops, a butcher, greengrocer, supermarkets, pubs, cafes, and restaurants, alongside the popular Sunday market. The nearby transport links at Herne Hill, which is easily accessible via a short stroll, mostly through the park, include trains to Victoria (10mins) and Blackfriars (12mins), and at Tulse Hill there are convenient connections to London Bridge (19mins) and other destinations in the South East. A fast and regular bus service (a short walk away) will take you to Brixton station for the Victoria Line and links to the underground.





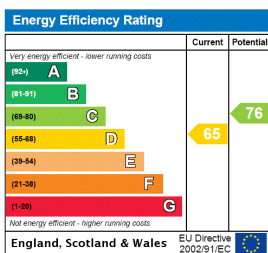
Hamers House, Ewen Crescent, SW2
Approx. Gross Internal Floor Area 849 sq. ft / 78.88 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold
Term: Expires - 25/06/2115
Service Charge: £1956 per annum
Ground Rent: £10 Annually (subject to increase)
Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Streatham | 020 8769 6699 | streatham@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.