



PEABODY COTTAGES, LONDON, SE24
£580,000 LEASEHOLD

A MODERN PURPOSE-BUILT TWO DOUBLE
BEDROOM APARTMENT ON THE EVER-
POPULAR PEABODY ESTATE IN HERNE HILL

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DESCRIPTION:

This well-presented two double bedroom apartment with a balcony is ideally located in Herne Hill, within walking distance of Herne Hill station and just a short walk to Rosendale Primary School and the lovely Brockwell Park. The property comprises a large open-plan kitchen/reception room with wood flooring, providing access to a good-sized balcony perfect for in/out entertaining. Additionally, there is a luxury bathroom, two well-proportioned double bedrooms, and a study/office room off the hallway. The flat is finished to a high standard throughout, boasting high-quality appliances, brushed steel switches and sockets in the kitchen, wooden flooring in the living area, and carpet in the bedrooms. An additional feature is that residents are entitled to two parking permits (subject to a small fee). The property's location is ideal for Brockwell Park, Rosendale School, and Herne Hill Village, which offers a wide range of shops, bars, and cafes, as well as excellent transport links to London Victoria and Blackfriars/Farringdon.

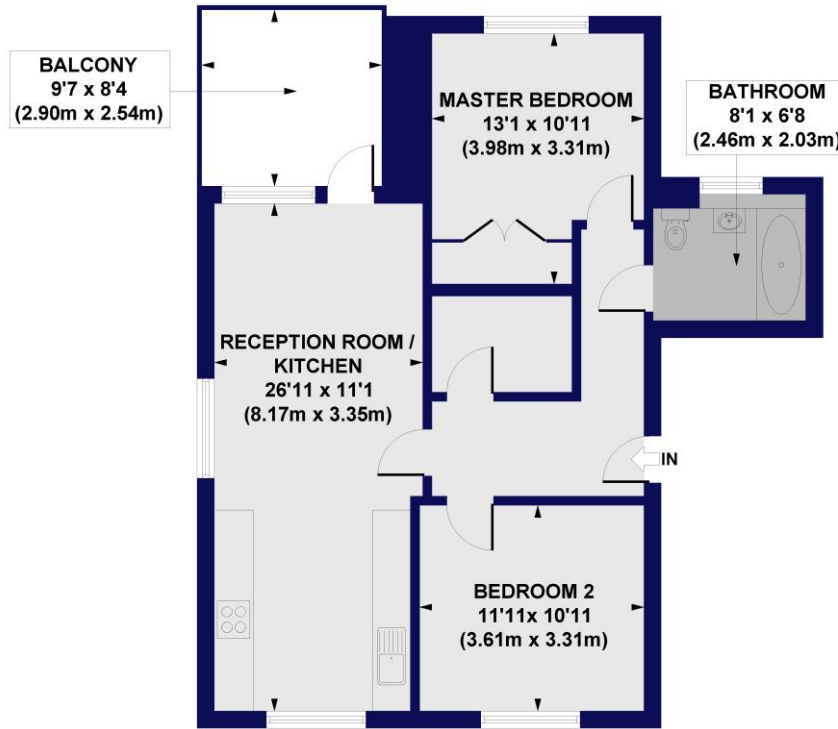
AT A GLANCE

- Modern development
- Second floor
- Two double bedrooms
- Open-plan kitchen/reception room
- Family bathroom
- Office/ study room
- Large balcony
- Entitled to two parking permits (subject to a small fee)





Peabody Cottages, Rosendale Road, SE24
Approx. Gross Internal Floor Area 765 sq. ft / 71.08 sq. m

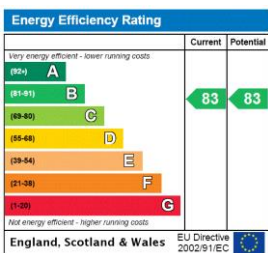


SECOND FLOOR

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.

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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 - 04/08/2140
Service Charge: £2289.36 per annum
Ground Rent: £400 Annually (subject to increase)
Council Tax Band: C

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.

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