



RAILTON ROAD, SE24
£260,000 LEASEHOLD

**ONE BED FIRST FLOOR FLAT IN CENTRAL
HERNE HILL - FANTASTIC OPPORTUNITY FOR
FIRST TIME BUYERS OR BUY TO LET
INVESTORS!**

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

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DESCRIPTION:

We are pleased to offer to the market this good size, one bedroom, first floor apartment in central Herne Hill. The property is ideally located for the amenities and transport links of Herne Hill (7 minutes to Victoria) with the added bonus of Brockwell Park opposite and views over a small duck pond. The property comprises a large reception with an attractive window seat, a good size double bedroom with built in storage, a modern kitchen and a modern family bathroom. There is ample storage throughout, secure car parking and hot water and heating are included in the annual service charge. Early viewing is highly recommended.

AT A GLANCE

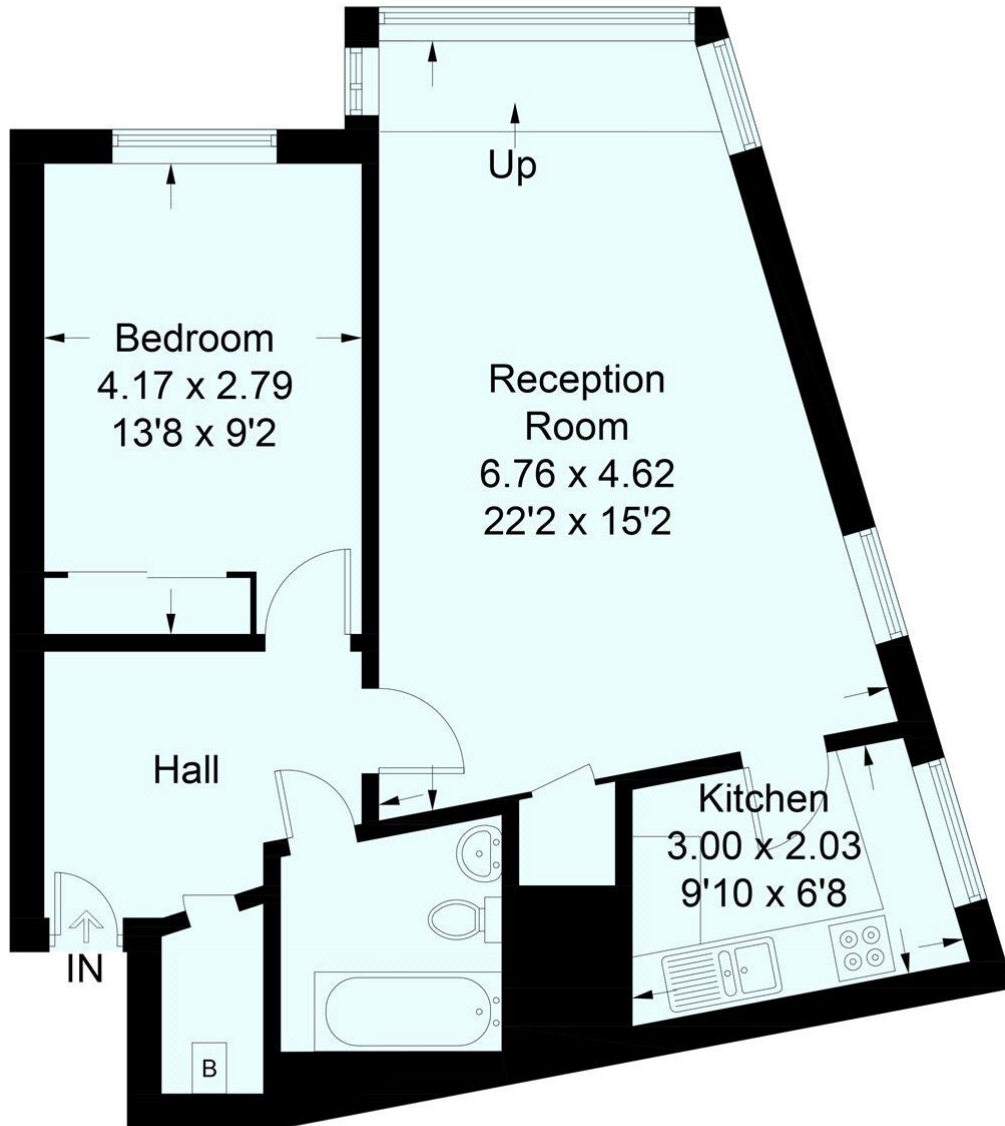
- First floor flat with lift
- One bedroom
- Reception room
- Separate kitchen
- Modern bathroom
- Storage throughout
- Secure car parking
- Leasehold





Herne Hill House, Railton Road, SE24

Approximate Gross Internal Area
55.7 sq m / 599 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID363493)

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
71	72
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Leasehold
Term: Expires - 19/06/2114
Service Charge: £2575 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.

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