



Herne Hill Road, London, SE24

£675,000 *Share of freehold*

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KEY FEATURES

- Three double bedroom split-level home
- Large private rear garden
- Impressive kitchen with bifold doors
- Bright bay-fronted double reception
- Principal bedroom with ensuite shower
- Ruskin Park Village location
- Near Brixton and Herne Hill
- Victorian features and high ceilings

Arranged over the ground and lower ground levels of a handsome Victorian residence, this three-bedroom split-level apartment offers over 1,100 square feet of characterful and well-distributed living space. The property is entered on the ground floor, opening into an expansive reception room that features a broad bay window, original wood flooring, and a focal period fireplace. The hallway leads past two well-proportioned bedrooms, one of which is currently configured as an executive home office with extensive shelving. To the rear, the spacious kitchen and dining room serves as a bright social hub, defined by dark tiled flooring and impressive bi-folding glass doors. These open seamlessly onto a generous private garden, featuring a mature lawn and a decked patio area ideal for alfresco dining. The lower floor houses a substantial principal suite, benefiting from its own large bay window and a contemporary shower room finished with modern white sanitaryware. An additional family bathroom is located on the ground floor, smartly presented with classic subway tiling and a full-sized bath. Throughout the property, high ceilings and preserved original features provide a grand sense of volume, offering significant potential for a new owner to modernise and personalise a period home of impressive scale. Situated in the sought-after "Ruskin Park Village" enclave, the property is perfectly positioned to enjoy the vibrant amenities of Herne Hill and Brixton. Residents have immediate access to the expansive green spaces of Ruskin Park, which is central to the local community with its summer bandstand concerts and popular children's paddling pool. The flat is within easy reach of several highly regarded schools, including St Saviour's, Jessop, and The Charter School. Transport links are exceptional; Denmark Hill, Loughborough Junction, and Herne Hill stations are all within walking distance for rapid access to the City and Victoria, while Brixton Underground station provides frequent Victoria line services.

Herne Hill

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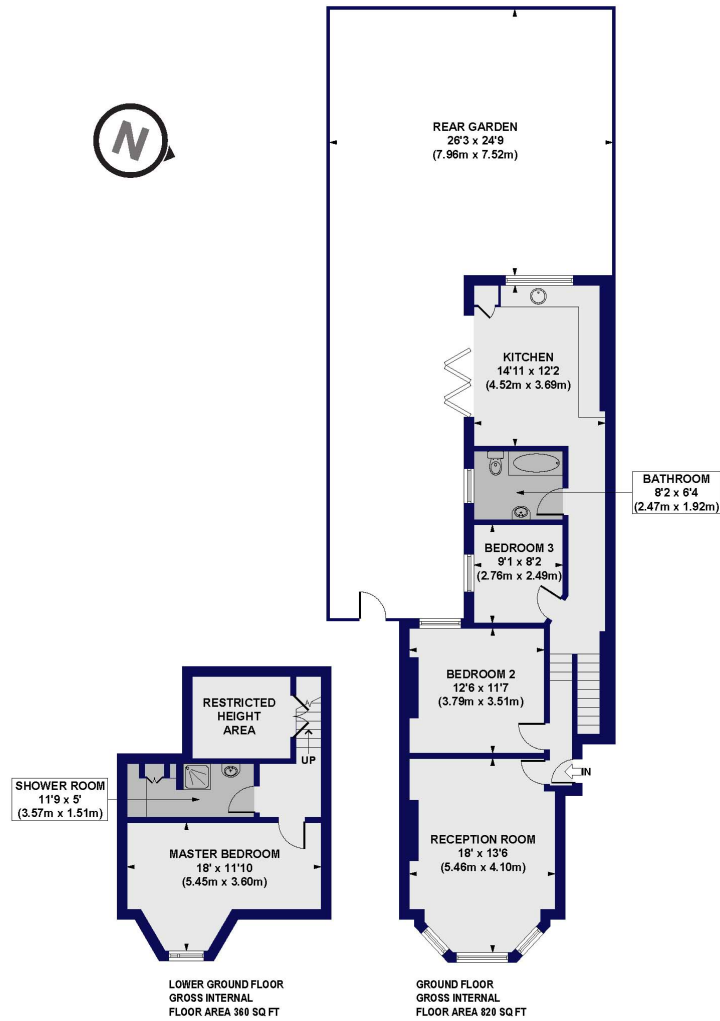




Herne Hill Road, SE24

Approx. Gross Internal Floor Area 1180 sq. ft / 109.63 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1103 sq. ft / 102.46 sq. m (Excluding Restricted Height Area)



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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MATERIAL INFO

Tenure: Share of Freehold

Term: 955 year and 1 months

Council Tax Band: D

EPC rating: To be confirmed

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