



Shakespeare Road, SE24

Offer in excess of £550,000 *Share of Freehold*



KEY FEATURES

- Two-bedroom first floor flat
- Coveted Poets Corner residential location
- Bright open plan living space
- Modern fitted breakfast bar kitchen
- Contemporary subway tiled family bathroom
- Moments from leafy Brockwell Park
- Short stroll Herne Hill station
- Natural light throughout the property

Set on the first floor of an attractive Victorian building within Poets' Corner, this charming two-bedroom flat offers a bright and airy layout filled with abundant natural light throughout. Accessed via a shared entrance with the ground floor property, stairs lead up to the private first-floor landing connecting each of the principal rooms. Positioned to the front of the home, the impressive open-plan reception and kitchen forms a spacious living hub, featuring polished wood flooring, multiple sash windows, and dedicated space for both relaxing and dining. The contemporary fitted kitchen is neatly arranged with sleek handleless white cabinetry, generous breakfast bar seating, integrated cooking appliances, and a tiled splashback. Moving towards the rear, the principal double bedroom provides generous proportions, characterful sash windows, and ample space for freestanding or fitted wardrobes. Across the landing, the stylish bathroom is finished with classic white subway wall tiling, a bathtub with overhead shower, a modern floating basin vanity, a heated towel radiator, and decorative tile flooring. Positioned quietly to the rear of the floor plan, the second bedroom offers fantastic versatility as a guest room, nursery, or dedicated home study. Shakespeare Road sits in the coveted Poets' Corner enclave of Herne Hill, placing the neighbourhood's finest lifestyle amenities right on the doorstep. The lush green expanses of Brockwell Park are just moments away, offering leafy walking trails, tennis courts, a community café, and the celebrated 1930s Brockwell Lido. Commuters benefit from exceptional connectivity, with Herne Hill mainline station situated a short walk away, providing rapid Thameslink and Southeastern connections into London Victoria, Blackfriars, City Thameslink, and St Pancras International. Brixton station is also within easy reach on foot or by bus for swift Victoria Line Underground services. Everyday life is exceptionally well catered for by the vibrant array of independent cafés, artisan bakeries, and neighbourhood pubs along Railton Road and Dulwich Road, alongside the popular Sunday Herne Hill Farmers' Market.

Herne Hill

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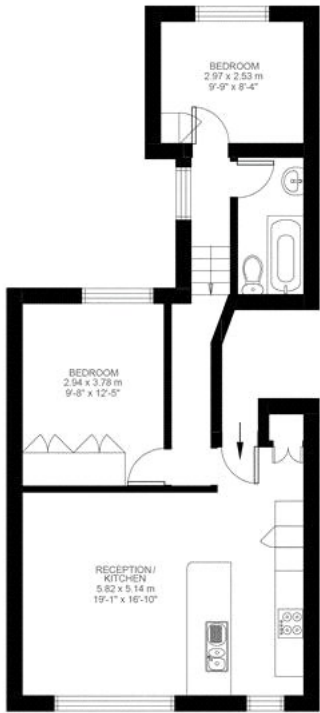
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for every step...





Shakespeare Road, Herne Hill, SE24
2 Bedroom Flat
Approximate internal area: 625 sqft 58 sqm



First Floor



While we do try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold
Council Tax Band: C
EPC rating: D

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