



Hurst Street, SE24

Guide Price £900,000 - £950,000 *Share of Freehold*

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KEY FEATURES

- Large mid Victorian conversion maisonette
- Three comfortable double bedrooms
- Beautiful dual aspect double reception
- Modern kitchen with granite worktops
- Secluded south easterly decked garden
- Principal bedroom with fitted wardrobes
- Contemporary en suite shower room
- Moments from central Herne Hill

Arranged over three substantial floors of a pretty mid-Victorian terraced house, this unusually larger-than-average three-double-bedroom split-level maisonette offers an exceptionally well-maintained and beautifully coordinated family home. Accessed via its own private ground-floor entrance, the accommodation leads into a welcoming hallway and onward to a magnificent double reception and dining room. This dual-aspect social space is bathed in natural light through large windows fitted with custom plantation shutters, and features polished wooden flooring, elegant fireplace mantles, and bespoke alcove cabinetry and shelving. To the rear, the modern galley kitchen is smartly configured with a sleek range of painted wall and base units, premium granite worktops, and fully integrated appliances. From the kitchen, a rear door seamlessly connects the interior to a secluded, beautifully decked rear garden boasting a sunny south-easterly aspect and mature perimeter borders, perfect for summer entertaining. The first floor comprises two spacious double bedrooms, including an expansive principal bedroom finished with characterful wood panelling and extensive fitted wardrobes. Serving this floor is a contemporary family bathroom featuring underfloor heating, a modern bath with brushed gold shower fittings, and a vanity wash hand basin. A highly practical separate utility cupboard with laundry plumbing is also located on this level. Ascending to the second floor, the loft space has been artfully converted to present a third bright double bedroom complete with extensive eaves storage and a Velux window. This upper bedroom is served by a stylish en-suite shower room beautifully finished with 'blush pink' Metro tiling and underfloor heating. Hurst Street is a quiet, tree-lined residential enclave composed of attractive mid-Victorian terraced properties in the heart of Herne Hill. The location offers a peaceful community feel while remaining just moments from a vibrant choice of independent coffee shops, artisan bakeries, destination restaurants, and the popular weekly Sunday farmers' market. The expansive green spaces of Brockwell Park are practically on your doorstep, providing immediate access to its historic outdoor Lido, walled gardens, and sports facilities. For the commuter, transport links are premier; Herne Hill mainline station is just a short walk away, offering rapid Thameslink and Southeastern rail services directly into the City and West End, while nearby bus routes connect swiftly to central Brixton for the Victoria Line Underground. The property is also ideally positioned within the catchment areas of highly regarded local schools, including St Jude's and Jessop Primary schools.

Herne Hill

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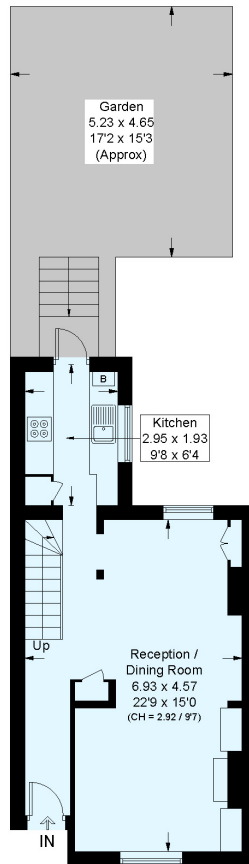


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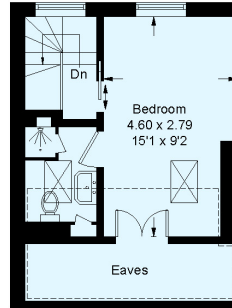
Approximate Floor Area = 101.4 sq m / 1091 sq ft
Including Limited Use Area / Eaves (10.3 sq m / 111 sq ft)



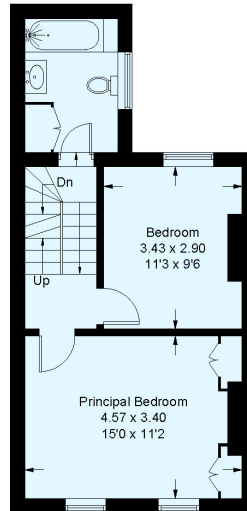
[] = Reduced head height below 1.5m



Upper Ground Floor
37.1 sq m / 399 sq ft



Second Floor
26.5 sq m / 285 sq ft
(Including Eaves)



First Floor
37.8 sq m / 407 sq ft

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. (ID846200)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

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

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