



Herne Hill House, Railton Road, SE24

Offers over: £300,000 LEASEHOLD

1

BEDROOMS

1

RECEPTIONS

1

BATHROOMS

KEY FEATURES

01 Iconic William Jacoby designed tower

02 Upper floor with lift access

03 Overlooking Brockwell Lido

04 Dual aspect living room

05 Cash buyers only

06 Separate kitchen with breakfast bar

07 Double bedroom with wardrobe

08 Secure off street parking

Winkworth Herne Hill

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THE PROPERTY

*Cash buyers only

Set on an upper floor of Herne Hill House, one of two striking towers designed by William Jacoby in the late 1960s, this one bedroom flat makes the very most of its position, with sweeping views over Brockwell Park and the Lido from almost every room.

The entrance hall sets a calm tone, with a deep walk in cupboard to one side and doors leading off to each room. Straight ahead, the living room is the real showpiece. It is one of the signature corner rooms of Jacoby's design, dual aspect and wrapped in glazing on two sides, so it fills with light throughout the day. A built in window seat runs beneath the corner windows, the perfect spot to look out over the park and the Lido below. There is plenty of space for a comfortable lounge area as well as a dining table, and a further cupboard neatly houses the washing machine.

The kitchen sits separately and has been fitted with sleek white handleless units, an integrated oven, a hob and open shelving. A wooden breakfast bar has been set right beneath the window, so morning coffee comes with an uninterrupted outlook over the rooftops.

The bedroom is a peaceful double with its original built in wardrobe and room for additional furniture. The bathroom completes the accommodation, finished in crisp white with a glass enclosed shower and a heated towel rail. Warm cork flooring runs through the main rooms, and the flat also benefits from secure off street parking.

Railton Road is ideally placed between the village feel of Herne Hill and the energy of Brixton. Herne Hill station is moments away, offering fast Thameslink and Southeastern services into Victoria, Blackfriars and St Pancras, while Brixton Underground on the Victoria line is also within easy reach. Brockwell Park, with its rolling lawns, walled garden and much loved Lido, is right on the doorstep. Herne Hill itself is known for its independent cafés, restaurants and the popular Sunday market, with a wide choice of well regarded local schools close by.

THE DETAILS

TENURE
Leasehold

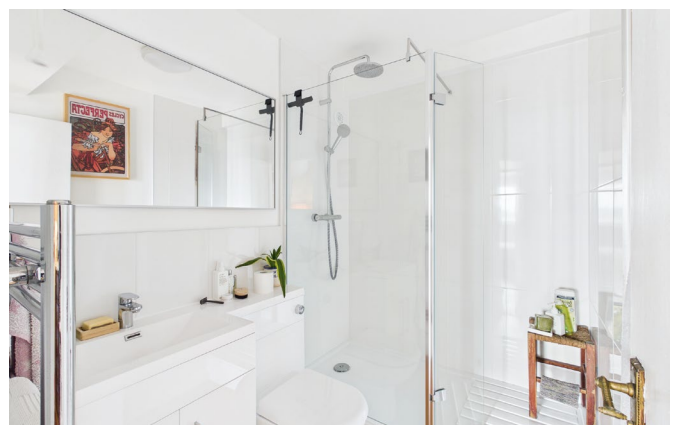
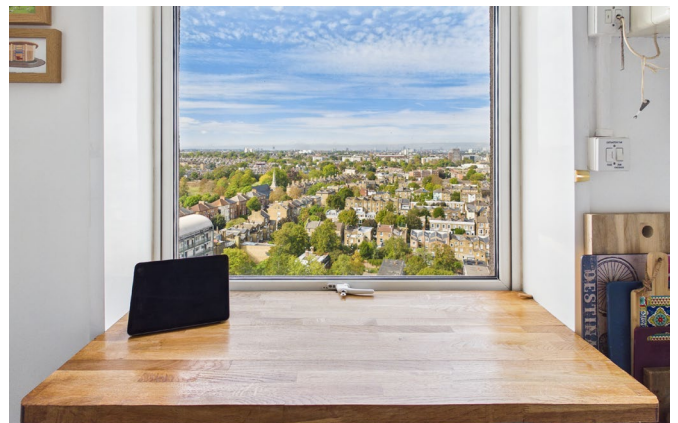
TERM
87 year and 8 months

SERVICE CHARGE
£3250 per annum

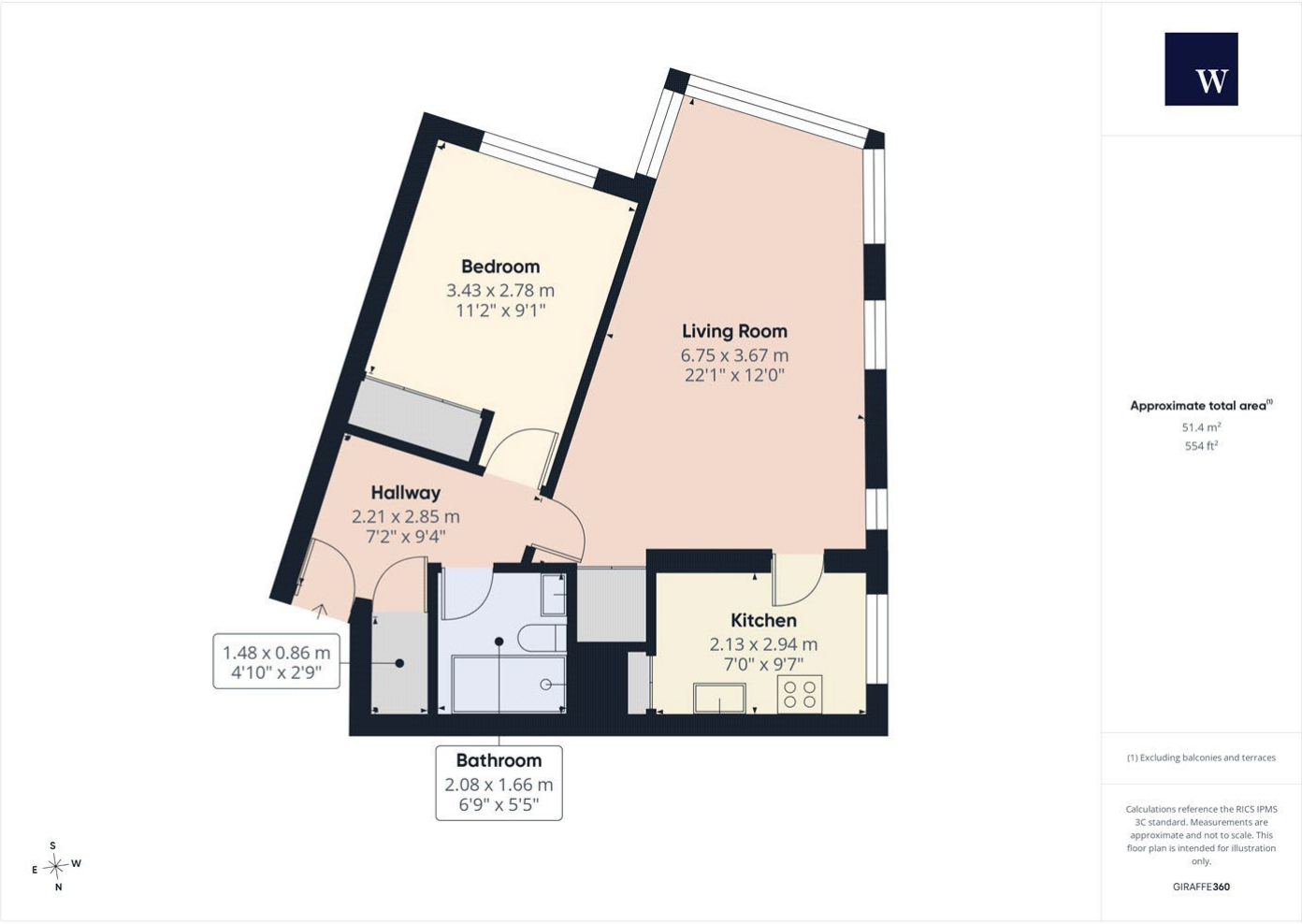
GROUND RENT
£10 Annually (subject to increase)

COUNCIL TAX BAND
B

EPC RATING
C







ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

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