



RAILTON ROAD, SE24
£1,200,000 FREEHOLD

Winkworth



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Nestled in a prime Herne Hill position, this substantial mid-terrace Victorian family home offers an expansive and highly versatile layout arranged thoughtfully across four floors. The ground floor is dedicated entirely to open-plan living, featuring an impressive 26-foot kitchen and breakfast room with a central chef's island and direct access to a private, low-maintenance paved rear courtyard garden. Positioned to the rear, steps lead up to a separate utility room that flows into a three-piece bathroom suite.

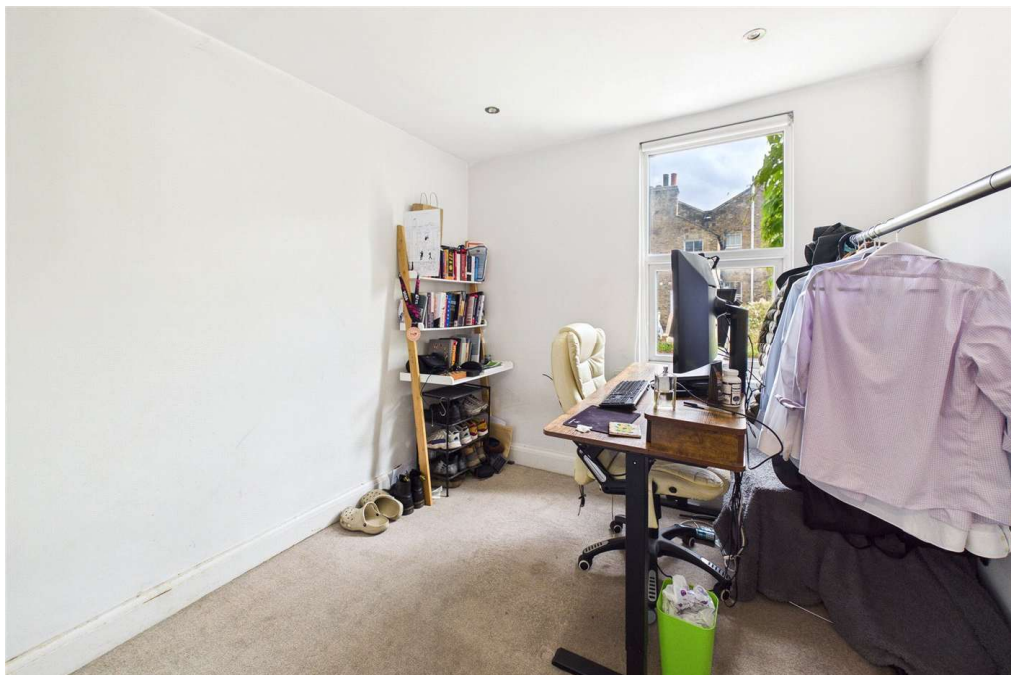
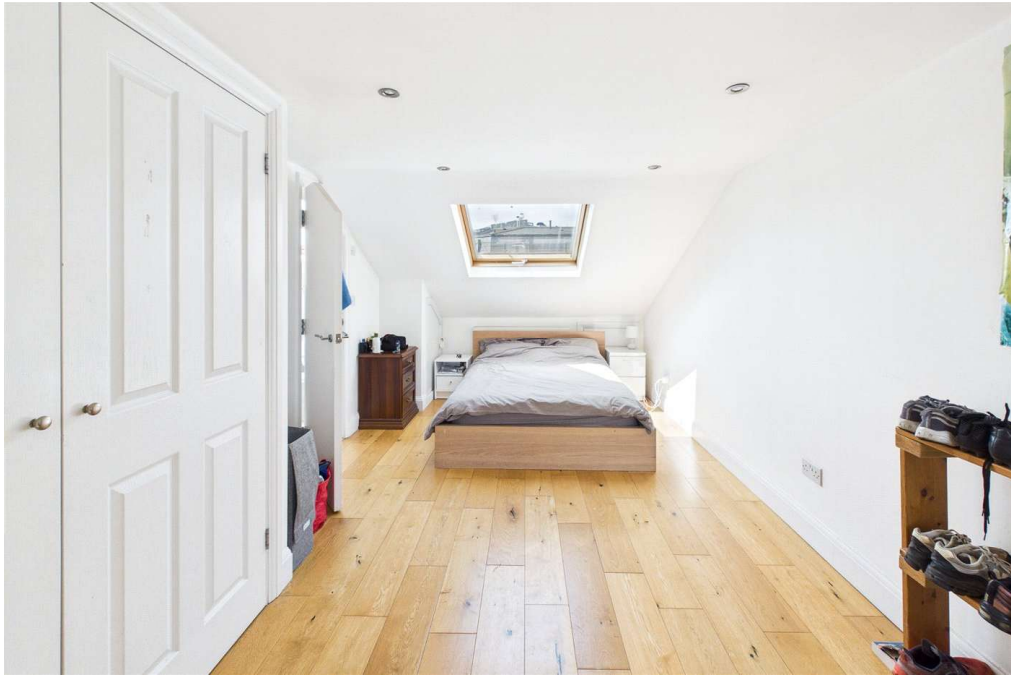
On the first floor, a spacious hallway leads into a formal double reception room divided into two interconnected living zones, accented by a front-facing bay window, period fireplaces, and decorative corncicing. Tucked away toward the half-landing is a guest WC and a flexible rear-facing room, perfectly suited as a home office or fifth bedroom.

The second floor hosts two well-proportioned double bedrooms, including a generous principal bedroom spanning the full width of the front facade. Serving this level is an exceptionally large, four-piece family bathroom complete with both a bath and a separate walk-in shower.

The top floor consists of a clever loft conversion providing two additional bedrooms. The front bedroom features characterful sloping eaves and a bright skylight, while the rear bedroom enjoys elevated views over the neighbourhood. A compact, highly convenient additional three-piece bathroom finishes this floor, creating an independent top-floor retreat.

Railton Road enjoys a stellar position perfectly balanced between the leafiness of Herne Hill and the vibrant energy of Brixton. Transport links are exceptional; the property is just a short walk from Herne Hill station, offering rapid Thameslink and Southeastern services directly to Victoria, Blackfriars, and St Pancras, while Brixton Underground station (Victoria Line) is also easily accessible. The stunning green expanses of Brockwell Park complete with its historic Lido, community café, and tennis courts are just moments away around the corner. Residents are truly spoiled for choice with local amenities, including immediate access to the celebrated Sunday Herne Hill Market, excellent local primary schools, artisan bakeries, independent boutiques, and an eclectic mix of top-tier local pubs and restaurants right on the doorstep.







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