



## Shakespeare Road, SE24

Offers IEO: £725,000 *Share of Freehold*

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### KEY FEATURES

- Stunning Poets Corner location
- Three spacious double bedrooms
- Contemporary split-level maisonette
- Private low-maintenance paved garden
- Allocated off-street parking space
- Two modern shower rooms
- Offered completely chain free
- Moments from Brockwell Park

Positioned on one of the most desirable tree-lined streets in the heart of Poets Corner, this three-bedroom split-level maisonette is a contemporary take on period living. Benefiting from its own private entrance and the rare luxury of off-street parking, the property has been meticulously finished with clean lines, neutral decor, and high-quality wood flooring throughout. The ground floor is dedicated to peaceful accommodation. The principal bedroom is a standout space, featuring floor-to-ceiling bi-fold doors that open onto a glazed Juliet balcony overlooking the garden, complemented by a sleek walk-in en-suite shower room. A second double bedroom also enjoys direct access to a Juliet balcony, ensuring both primary sleeping quarters are flooded with natural light. Descending to the lower ground floor, the property reveals its social heart. An expansive open-plan kitchen, dining, and reception area offers a seamless transition to the outdoors through wide sliding doors. The kitchen is a masterclass in modern design, featuring integrated appliances and stylish cabinetry. Adjacent, a third versatile double bedroom also opens directly onto the private paved terrace, offering a rare degree of indoor-outdoor flow. A further contemporary shower room serves this level, completing this exceptionally well-considered, chain-free home. Shakespeare Road is the crown jewel of Poets Corner, a highly sought-after residential enclave known for its quiet community feel and proximity to the very best of Herne Hill. The property is moments from the gates of the award-winning Brockwell Park, home to its famous Lido, Sunday market, and tennis courts. Transport links are exceptional, with Herne Hill station providing rapid access to Victoria, Blackfriars, and the City, while Brixton Underground (Victoria Line) is a short bus ride or a pleasant walk away. The area is also renowned for its excellent local schools and a vibrant array of independent shops, bars, and restaurants.

### Herne Hill

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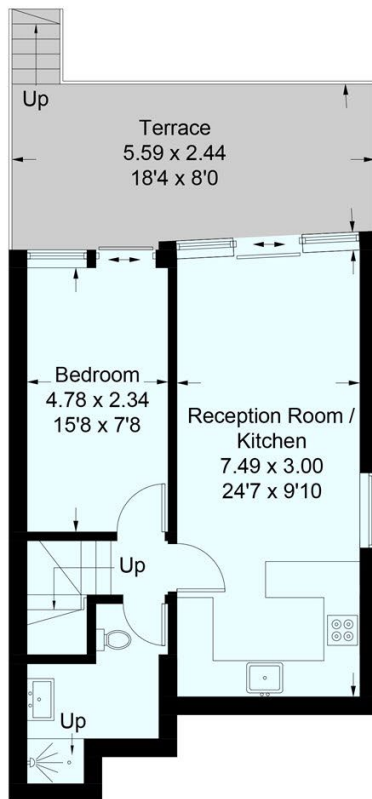
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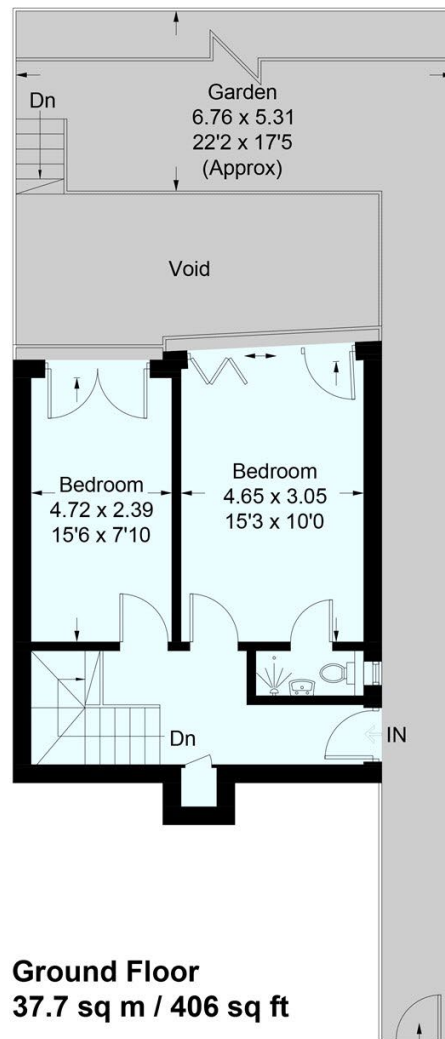


## Shakespeare Road, Brixton, SE24

Approximate Gross Internal Area  
80.6 sq m / 868 sq ft



**Lower Ground Floor**  
42.9 sq m / 462 sq ft



**Ground Floor**  
37.7 sq m / 406 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. (ID472350)

### MATERIAL INFO

**Tenure:** Share of Freehold

**Council Tax Band:** C

**EPC rating:** TBC

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