



DEERDALE ROAD, SE24
OFFERS IN EXCESS OF £585,000 LEASEHOLD

A WELL-LOCATED VICTORIAN MAISONETTE WITH CHARACTER, STORAGE AND PRIVATE PATIO MOMENTS FROM BROCKWELL PARK

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DESCRIPTION:

Set within a quiet, tree-lined residential road, this beautifully maintained two-bedroom Victorian maisonette occupies the ground floor of an attractive period terrace. Offering generous proportions, a large private patio garden, and thoughtful design throughout, the home perfectly balances period character with modern comfort.

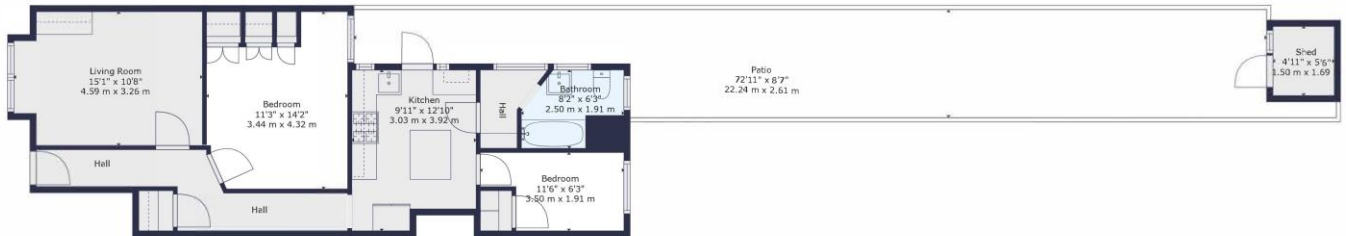
At the front, the bright reception room boasts high ceilings and a charming bay window, ideal for relaxed living. The rear of the property features a modern kitchen with direct access onto a spacious private patio, creating the perfect indoor-outdoor flow for entertaining or unwinding. Just off the kitchen, a clever pantry area provides additional storage, leading through to a stylish, tiled bathroom.

The principal bedroom is generous in size and peacefully positioned, while the second bedroom is located to the rear of the property, making for a comfortable guest room or home office. Throughout the home, there's an abundance of built-in storage, and a secure bike store is located in the front patio, adding further convenience.

Tucked between Brixton and Herne Hill, Deerdale Road is perfectly placed for access to both the Victoria Line at Brixton and Thameslink services at Herne Hill. Residents enjoy proximity to an excellent array of independent cafés, pubs, restaurants, and of course, the open green spaces of Brockwell Park and its iconic Lido.







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TOTAL: 692 sq. ft, 64 m²
FLOOR 1: 692 sq. ft, 64 m²
EXCLUDED AREAS: SHED: 27 sq. ft, 3 m², PATIO: 542 sq. ft, 50 m²

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 97 year and 8 months

Service Charge: £841.23 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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