



SPENSER ROAD, SE24  
**£475,000 LEASEHOLD**

## A SPACIOUS TWO BEDROOM VICTORIAN CONVERSION FLAT CLOSE TO BROCKWELL PARK

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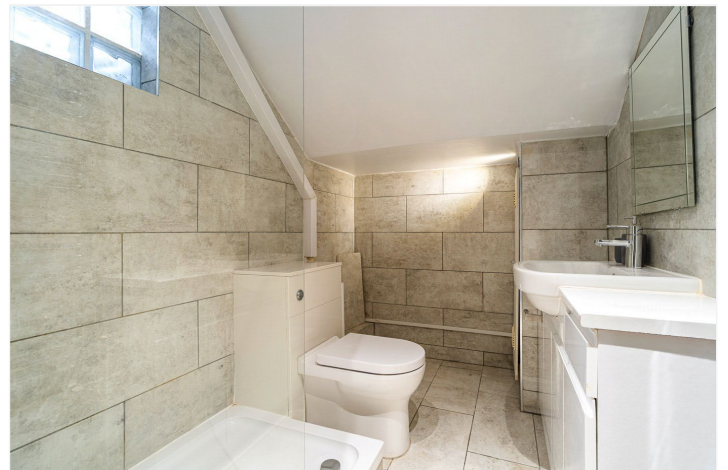


## DESCRIPTION:

A charming two double bedroom Victorian conversion flat situated in the heart of Poet's Corner. This delightful property features a spacious and bright open-plan kitchen/reception diner at the front. The fitted kitchen offers ample storage with plenty of wall and base units and comes equipped with the usual appliances. This split-level period conversion includes two generously sized double bedrooms, a bathroom with a shower over the bath, and a separate WC. Spenser Road is a quiet, tree-lined residential street, consisting mainly of attractive mid-Victorian terraced properties. The area boasts numerous restaurants and independent coffee shops/café's and offers easy walking access to Brockwell Park with its iconic Lido. The property is well-located for transport, with Herne Hill mainline train station (Thameslink) and Brixton tube station (Victoria line) nearby, making it perfect for commuting to the City and West End.

## AT A GLANCE

- Victorian conversion flat
- Two double bedrooms
- Open-plan kitchen/reception diner
- Ample kitchen storage
- Bathroom with shower
- Separate WC
- Quiet, tree-lined street
- Close to stations and park
- Chain Free

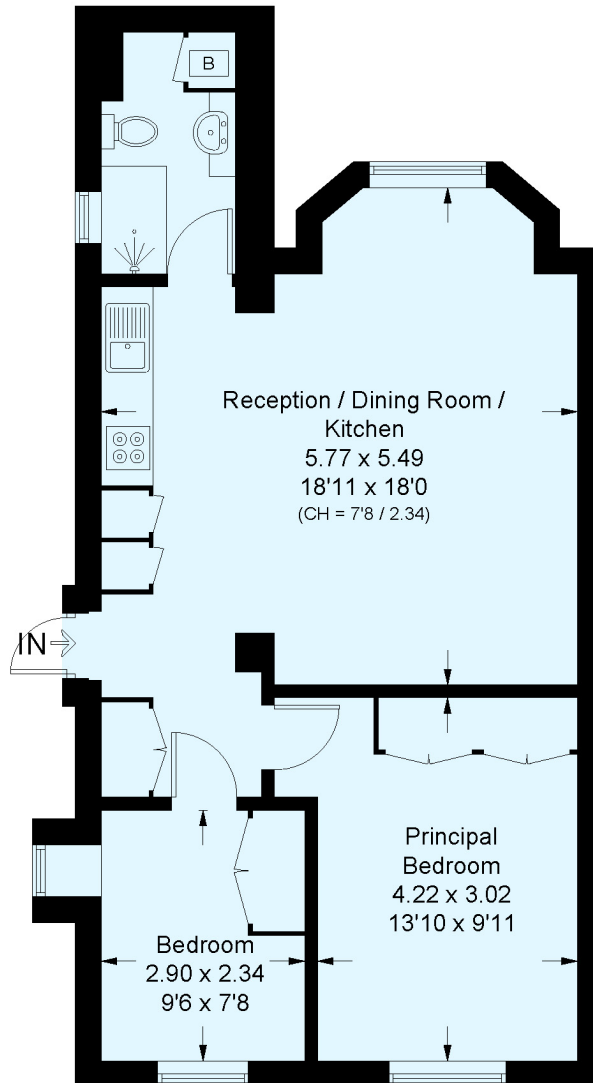






## Spenser Road, SE24

Approximate Floor Area = 57.7 sq m / 621 sq ft  
Including Limited Use Area (0.8 sq m / 9 sq ft)



### Lower Ground Floor

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. (ID714097)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold

**Term:** 166 year and 4 months

**Service Charge:** £1 200 per annum

**Council Tax Band:** C

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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