



## Peabody Estate, London, SE24

Offers IEO: £390,000 *Leasehold*



### KEY FEATURES

- One double bedroom
- First floor apartment
- Modern fitted kitchen
- Granite worktops
- Stylish contemporary bathroom
- Bright reception room
- Secure entry building
- Well-kept communal grounds

Set within the well-regarded Peabody Estate on Rosendale Road, this beautifully presented one-bedroom first floor apartment has been thoughtfully modernised to offer bright, stylish accommodation with a strong sense of calm and quality throughout. The property opens into a welcoming entrance hallway, leading through to a generous reception room positioned to the front of the building. This space enjoys excellent natural light and provides ample room for both relaxing and dining, making it ideal for everyday living or entertaining. The separate kitchen sits neatly off the hallway and has been fitted with contemporary cabinetry, granite worktops, and integrated appliances, creating a practical yet elegant workspace that feels both modern and well considered. To the rear, the double bedroom is quietly positioned and well proportioned, offering a peaceful retreat with space for freestanding storage. A sleek, modern bathroom completes the accommodation, finished with clean lines and quality fittings. The apartment further benefits from double glazing throughout, secure entry to the building, and access to well-maintained communal areas, reflecting the care and character of the wider Peabody Estate. Rosendale Road is superbly located for the green open spaces of Brockwell Park, with its iconic lido, weekend farmers' market, and café culture close by. Herne Hill, Tulse Hill, and West Dulwich all offer excellent transport links and a wide selection of independent shops, cafés, and restaurants, while nearby bus routes provide easy access towards Brixton and the Victoria Line. An ideal purchase for first-time buyers, professionals, or investors seeking a turnkey home in one of South London's most desirable residential pockets.

**Herne Hill**

020 7501 8950 | hernehill@winkworth.co.uk

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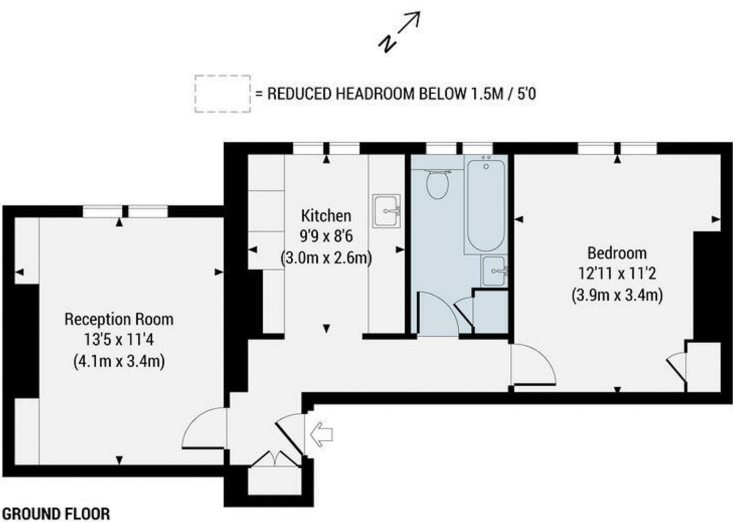








**Peabody Estate, Herne Hill, SE24**  
Approximate Gross Internal Area = 513 sq ft / 47.7 sq m  
(Excluding Reduced Headroom)  
Total = 513 sq ft / 47.7 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 103 year and 11 months  
**Service Charge:** £1224 per annum  
**Ground Rent:** £400 Annually (subject to increase)  
**Council Tax Band:** B  
**EPC rating:** C

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