



SPENSER ROAD, SE24
£550,000 SHARE OF FREEHOLD

A FABULOUS SPLIT-LEVEL, TWO BEDROOM
VICTORIAN CONVERSION APARTMENT ON ONE OF
HERNE HILLS MOST SOUGHT AFTER ROADS

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

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DESCRIPTION

A fabulous split-level, two-bedroom Victorian conversion apartment on one of Herne Hills most sought-after roads. The accommodation comprises of an entrance hall leading to the modern fitted kitchen to the rear of the flat along with the fabulous shower room. As the heart of the flat is a wonderful light reception room with further space on the landing area that is currently utilised as an study. To the front of the house is a small double bedroom with large, vaulted ceilings giving a huge sense of space and the large master double bedroom with built in wardrobes.

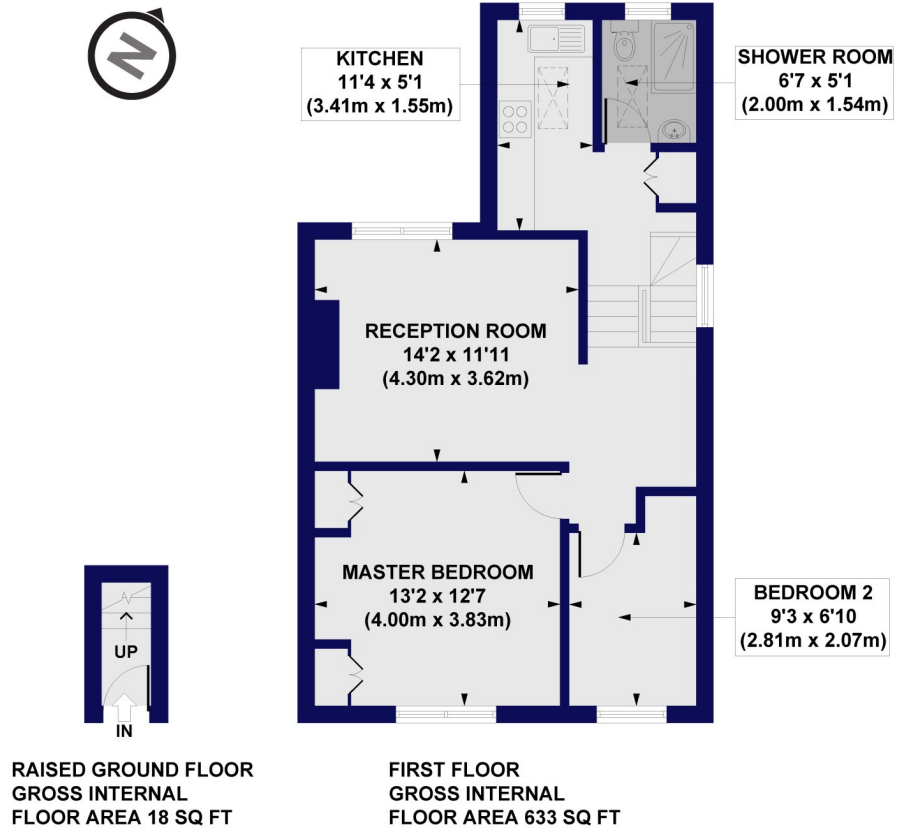
Located to the front of the property, is a large kitchen/reception room with original wood floors and two sash windows, perfect for flooding in natural light. The modern fitted kitchen has a vast range of wall and base units, integrated appliances and a breakfast bar with a granite worktop. There is ample storage throughout and the flat shares a loft space with the other apartments within the building.

Spenser Road is a quiet tree-lined residential street which consists of mainly terraced pretty mid-Victorian properties. There are many restaurants and independent coffee shops/cafes as well as easy walking access to Brockwell Park with its iconic Lido. Well-located for transport at Herne Hill mainline train station (Thameslink) and Brixton tube station (Victoria line) - the property is perfect for easy commuting to the City and West End and close to several local schools.

Share of freehold
Council Tax band B
Service Charge £0
Ground Rent £0



Spenser Road, SE24
Approx. Gross Internal Floor Area 651 sq. ft / 60.50 sq. m



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 CP Creative. 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.

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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
<small>Very energy efficient - lower running costs</small> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-59) F (1-20) G <small>Not energy efficient - higher running costs</small>	
61	77
<small>England, Scotland & Wales</small> EU Directive 2002/91/EC	

Tenure: Share of Freehold
Term: Expires -
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: B

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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