



DERONDA ROAD, SE24

**OFFERS IN EXCESS OF £750,000 SHARE OF FREEHOLD**

## SPACIOUS FOUR-BEDROOM MAISONETTE WITH A SHARED GARDEN, SET ON A POPULAR TREE-LINED STREET CLOSE TO BROCKWELL PARK

Herne Hill | 0207 501 8950 | [hernehill@winkworth.co.uk](mailto:hernehill@winkworth.co.uk)

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**DESCRIPTION:**

Situated on the ever-popular Deronda Road, this substantial four-bedroom maisonette is arranged over two floors of an attractive mid-Victorian property and has a shared rear garden. Located just a short stroll from Brockwell Park and its lido, and with Tulse Hill and Herne Hill stations close by, this home benefits from excellent transport links into Central London as well as easy access to Brixton and the vibrant village atmosphere of Herne Hill.

Entered via its own front door, the property opens into a wide entrance hall leading up to the first floor. A bright and spacious reception room is positioned to the front of the house, complete with a large bay window and high ceilings. To the rear, a well-equipped kitchen overlooks the garden, and the dining room provides an inviting space for entertaining. A separate WC, family bathroom, and attractive study complete the floor.

The top floor hosts four comfortable bedrooms, including a generously sized principal room with far-reaching views across London. The property is offered with a share of the freehold.









**TOTAL: 1463 sq. ft. 135.9 m<sup>2</sup>**

**BELOW GROUND: 67 sq. ft. 6 m<sup>2</sup>, FIRST FLOOR: 809 sq. ft. 75 m<sup>2</sup>, SECOND FLOOR: 528 sq. ft. 49 m<sup>2</sup>**

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 purchaser.



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** 974 year and 11 months

**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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