



## Romola Road, London, SE24

Offers IEO: £650,000 *Share of Freehold*



### KEY FEATURES

- Three double bedrooms
- Private balcony
- Large living room
- Separate fitted kitchen
- Built in storage
- Split level layout
- Quiet residential road
- Close to Brockwell Park

Set on a quiet, tree-lined street between Herne Hill and Tulse Hill, this bright split-level three-bedroom apartment pairs generous proportions with thoughtful storage and a lovely private balcony. The home occupies the first and second floors of an attractive period building, giving it great light, high ceilings and an easy, house-like flow. On the first floor the reception room opens out to the balcony via French doors – perfect for morning coffee or an evening spritz. Bespoke alcove cabinetry adds useful display and media storage, while the adjacent kitchen is neatly arranged with plenty of worktop space for keen cooks. Upstairs, three double bedrooms are arranged around a central landing and a spacious bathroom with contemporary tiling and a shower-over-bath completes the upper level. Throughout, the apartment feels calm and airy, with original sash windows, soft décor and long views down this pretty residential road.

Romola Road sits in a sweet spot for green space and transport. Brockwell Park is about a 10-minute walk for weekend runs, the lido and the much-loved community gardens. Tulse Hill station is roughly six minutes on foot for Thameslink and Southern services, while Herne Hill is around 15 minutes for quick connections into the City and West End. West Norwood is reachable in about 20 minutes, and Brixton's Victoria line is a short hop by bus. Nearby streets offer an excellent choice of cafés, neighbourhood restaurants and independent shops, with lively markets at Herne Hill and West Norwood adding to the local charm.

### Herne Hill

020 7501 8950 | hernehill@winkworth.co.uk

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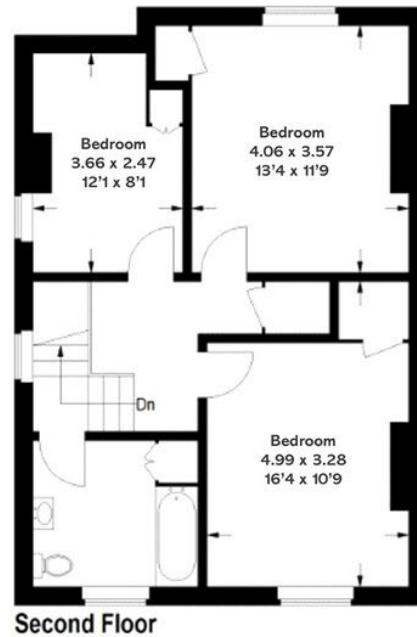
## Romola Road, SE24

Approximate Gross Internal Area

First Floor = 29.2 sq m / 314 sq ft

Second Floor = 55.7 sq m / 600 sq ft

Total = 84.9 sq m / 914 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

Current: 58 D, Potential: 69 C

### MATERIAL INFO

**Tenure:** Share of Freehold

**Council Tax Band:** C

**EPC rating:** D

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