



Herne Hill Road, SE24

£4,200 per month *Unfurnished*

4  1  2 

Set on the ever-popular Herne Hill Road, SE24, this substantial four-bedroom period family home offers generous proportions, beautiful character features, and an exceptional position moments from Brockwell Park in the heart of Herne Hill. Perfectly placed for family living, the property is surrounded by excellent transport links into central London. Herne Hill rail station is within easy walking distance, providing regular services to London Victoria, Blackfriars, London Bridge and beyond, making commuting simple and convenient. Highly regarded local schools and a fantastic choice of independent cafés, restaurants and everyday amenities make Herne Hill one of south London's most desirable neighbourhoods. Despite being so well connected, the home enjoys a wonderfully calm, almost country-style feel, making it a rare find in this village-like area. The house is presented in good condition throughout and retains a wealth of period charm. A welcoming entrance hall with stained glass windows sets the tone, leading into a bright and elegant living room featuring a beautiful classic fire surround, and an abundance of natural light.



Herne Hill

020 7501 8950 | hernehill@winkworth.co.uk

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*Tenant fees may apply: Details of tenant fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with any fees before making an offer to rent and your local Winkworth office can provide written details upon request.



This space flows through to a lovely conservatory, which overlooks the private rear garden — ideal for relaxing or entertaining. To the front of the property is a spacious family kitchen/dining room, full of character and fitted with a range cooker, offering plenty of room for everyday family life. The first floor comprises two double bedrooms and a good-sized single bedroom, all with excellent natural light and period detailing, along with a family bathroom fitted with a white three-piece suite. Occupying the top floor, the loft conversion forms an impressive principal bedroom suite. This bright and airy space benefits from excellent ceiling height, its own en-suite shower room, a separate storeroom, and an additional alcove area currently arranged as a home office. Doors open onto a Juliet balcony with lovely views towards Brockwell Park, creating a wonderful sense of light and privacy. Offering space, character, and one of south London's most desirable park-side settings, this is a truly charming family home on a lovely road.

Available from March.





MATERIAL INFO

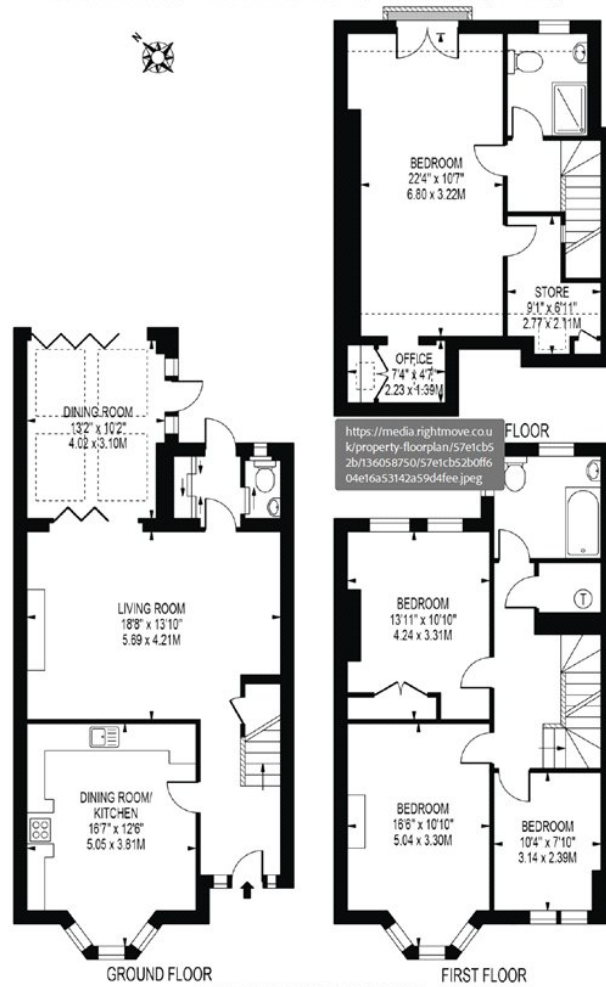
Deposit: £5,815.38

Holding Deposit: 969.23

Council Tax Band: F

HERNE HILL ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1735 SQ FT - 161.21 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 96 SQ FT - 8.91 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/rent/property/STH260022>

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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