



Deronda Road, SE24

Offers IEO: £700,000 *Leasehold*



### KEY FEATURES

- South-facing private garden with new decking
- Large built-in wardrobes in primary bedroom
- Brand new boiler (Dec 2024)
- Lovely high ceilings throughout
- Retained period features, including cornicing and fireplaces
- Bright reception with garden access
- Two double bedrooms
- Additional basement storage

Set within an attractive period property on sought-after Deronda Road, this beautifully presented ground-floor flat offers a harmonious blend of character and modern comfort. The home retains much of its original charm with features such as ornate cornicing, fireplaces, and high ceilings, while benefiting from thoughtful updates including a brand-new boiler (Dec 2024). The welcoming reception room enjoys an elegant fireplace, intricate detailing, and direct access to a private south-facing garden, recently updated with new decking — perfect for summer dining or relaxation. The kitchen, finished with sleek cabinetry and modern fittings, flows naturally into this garden space, enhancing the sense of light and openness. Two generous bedrooms include a superb primary with extensive built-in wardrobes, complemented by a stylish bathroom. A useful basement area provides additional storage or scope for flexible use.

Deronda Road is well known for its leafy setting and close proximity to excellent schools, transport links, and Brockwell Park. The home offers a rare opportunity to secure a property that combines period character, modern upgrades, and enviable outdoor space in one of Herne Hill's most desirable pockets.

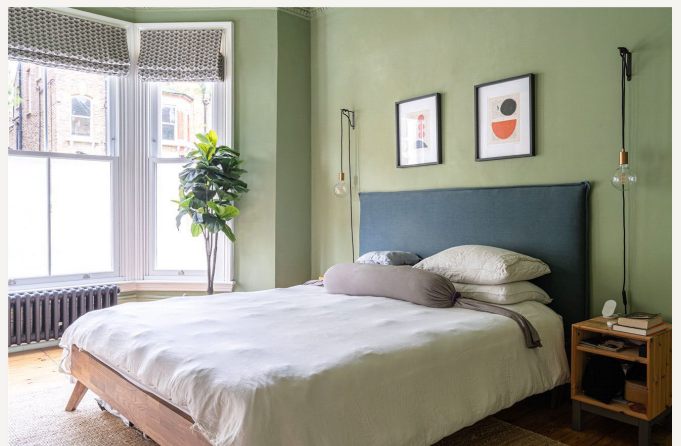
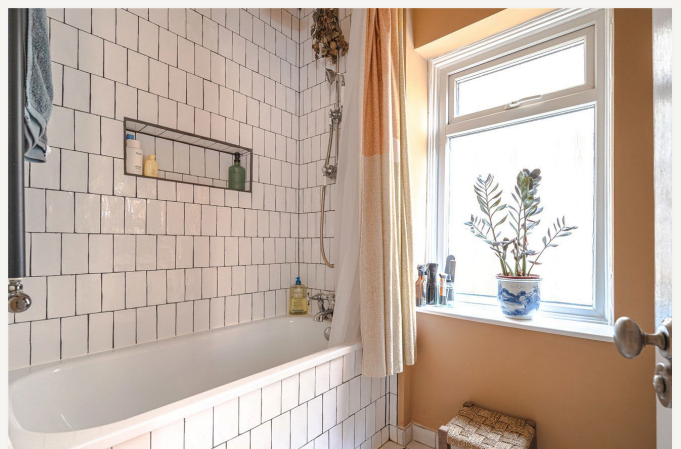
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**TOTAL: 1001 sq. ft, 93 m<sup>2</sup>**  
 GROUND FLOOR: 840 sq. ft., 78 m<sup>2</sup>, BASEMENT: 129 sq. ft, 12 m<sup>2</sup>, SHED: 32 sq. ft, 3 m<sup>2</sup>

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 purchasers.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 100 years and 4 months  
**Ground Rent:** £100 Annually (subject to increase)  
**Council Tax Band:** B  
**EPC rating:** D

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