



## Kestrel Avenue, SE24

Offers IEO: £450,000 *Share of Freehold*



### KEY FEATURES

- Two double bedrooms
- Split-level period conversion
- Open-plan kitchen/reception
- Separate utility room
- Modern fitted bathroom
- Excellent built-in storage
- Bright, airy interiors
- Central Herne Hill location

A great opportunity to rent this bright and well-presented two double bedroom split-level conversion, ideally positioned in the heart of Herne Hill. Set within an attractive period building, the property offers a spacious open-plan kitchen / reception room, creating a comfortable space to relax, dine and entertain. The kitchen provides excellent storage and worktop space, while the room benefits from great natural light throughout. The accommodation includes two genuine double bedrooms, with the larger bedroom set to the rear and offering a peaceful outlook. There is also a separate utility room, ideal for laundry, additional storage, or keeping the main living area clutter-free. A modern bathroom sits off the landing and features a shower over the bath, and the flat further benefits from useful built-in storage, including storage on the landing.

Kestrel Avenue is perfectly located for access to Herne Hill's independent cafés, shops and restaurants, as well as the green open spaces of Brockwell Park and its iconic Lido. Excellent transport links are close by via Herne Hill Station (Thameslink and Southeastern), offering convenient connections into the City and beyond.

### Herne Hill

020 7501 8950 | [hernehill@winkworth.co.uk](mailto:hernehill@winkworth.co.uk)

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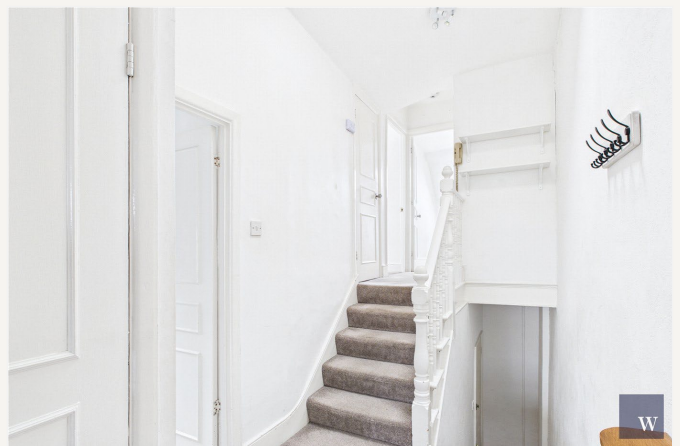
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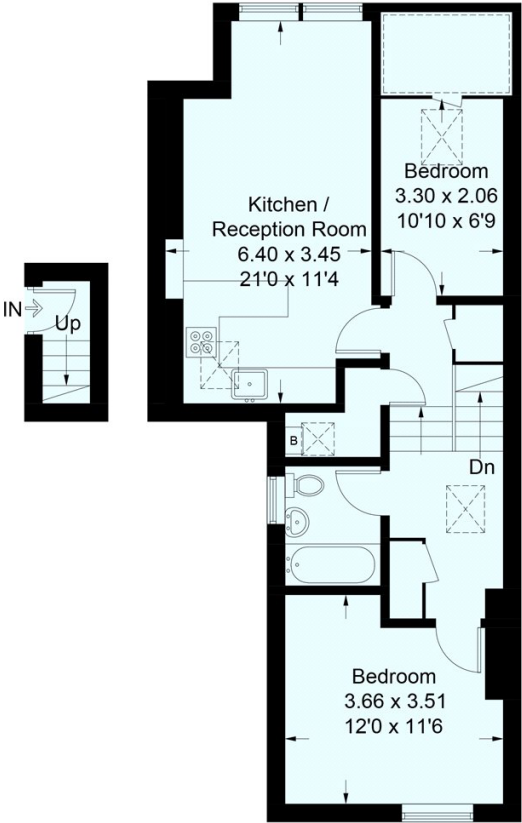


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Approximate Gross Internal Area  
61.5 sq m / 662 sq ft



 = Reduced headroom below 1.5m / 5'0



**Frist Floor**      **Second Floor**  
**1.8 sq m / 19 sq ft**    **59.7 sq m / 643 sq ft**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID341739)

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

MATERIAL INFO

**Tenure:** Share of Freehold  
**Service Charge:** £400 per annum (paid bi-annually)  
**Council Tax Band:** C  
**EPC rating:** D

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