



SHARDCROFT AVENUE, SE24  
£750,000 LEASEHOLD

Winkworth



## SHARDCROFT AVENUE, SE24

We are pleased to offer for sale this delightful Victorian conversion flat, boasting two generously sized double bedrooms and a private garden. Nestled in the heart of Herne Hill, the property enjoys a prime location within walking distance of the station, vibrant bars, enticing restaurants, and local shops. Additionally, it is conveniently close to the picturesque Brockwell Park, featuring its iconic Art Deco style Lido.

The interior of the property has a well-appointed open-plan living area, comprising a kitchen/diner with wooden worktops, abundant fitted base units, high quality appliances and a built-in storage cupboard offering ample storage space. The reception area, strategically positioned at the rear, grants access to the mature, landscaped garden stretching an impressive 108 feet in length - perfect for summer gatherings, weather permitting.

Located to the front are two good-sized double bedrooms. The principal bedroom exudes character with its feature fireplace, original wood floors, built-in shelving and cupboards in the alcoves, and large bay windows with plantation shutters, ensuring an abundance of natural light. The second bedroom, equally spacious, has built-in shelving and a wardrobe in the alcoves, with French doors providing direct access to the garden. Completing the living space, the property benefits from a basement, and there exists the potential for a side extension, subject to obtaining the necessary planning permissions.

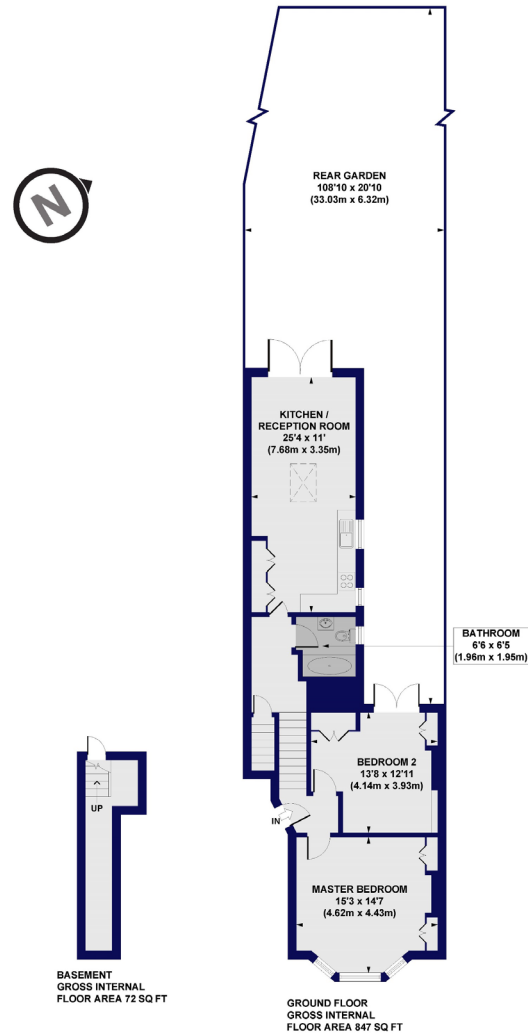


### AT A GLANCE

- Lambeth Council Tax Band: C
- Leasehold: 94 years
- Ground Rent: £150 pa (ground rent increases by £50 every 25 years)
- Service charge: £1,000 pa - the property pays a third of all joint costs, with the freeholder paying the remaining two thirds



**Shardcroft Avenue, SE24**  
**Approx. Gross Internal Floor Area 919 sq. ft / 85.41 sq. m**



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 CP Creative. 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.

**Winkworth**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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