



CRITERION MEWS, SE24
OIEO £475,000 FREEHOLD

MODERN LIVING IN A PRIME HERNE HILL LOCATION

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

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DESCRIPTION:

Nestled within a contemporary gated development, this beautifully presented two-bedroom home offers modern living in a prime location. The property welcomes you into a bright and spacious open-plan reception room and kitchen, perfectly designed for entertaining or relaxing. The sleek, fully fitted kitchen features integrated appliances and ample storage, while the living space flows seamlessly onto a private balcony—an ideal spot to enjoy your morning coffee or unwind after a busy day.

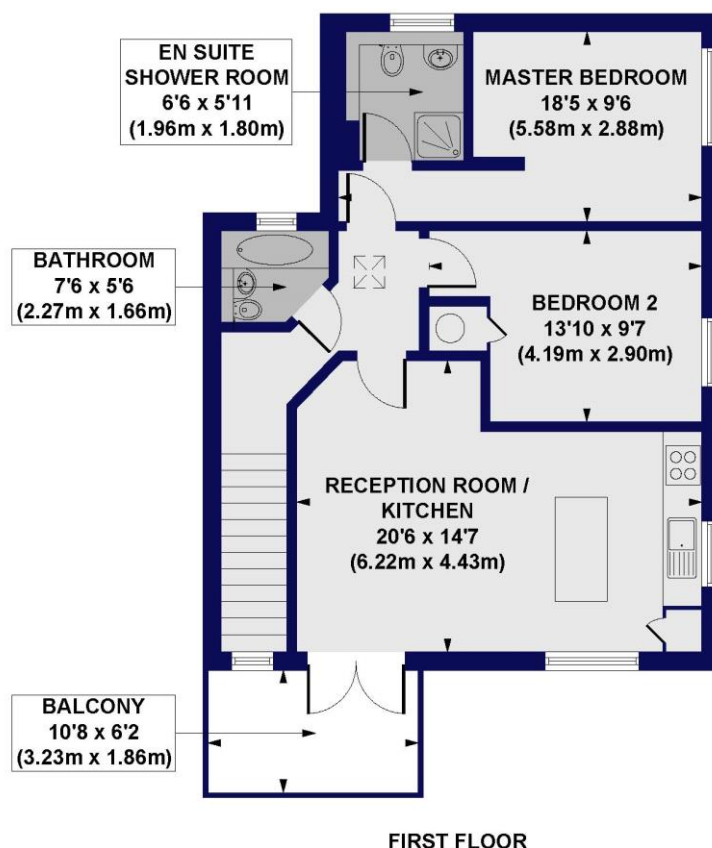
The master bedroom is a serene retreat, complete with an en suite shower room, while the second double bedroom offers versatility for use as a guest room, office, or creative space. A modern family bathroom complements the home, finished with elegant tiling and contemporary fixtures. Additional highlights include a welcoming entrance hall with a skylight, adding a touch of natural light, and a secure entry system for peace of mind.

Criterion Mews benefits from a highly sought-after location, moments from vibrant Herne Hill with its range of independent cafes, restaurants, and shops. Excellent transport links are close by, including Herne Hill Station and Brixton Tube, connecting you effortlessly to central London and beyond.





Criterion Mews, SE24
Approx. Gross Internal Floor Area 690 sq. ft / 64.14 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.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Freehold

Service Charge: £600 per annum

Council Tax Band: D

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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