



PEABODY ESTATE, LONDON, SE24
£285,000 LEASEHOLD

CHARMING ONE-BEDROOM FLAT IN SOUGHT- AFTER HERNE HILL PEABODY ESTATE

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

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DESCRIPTION:

Set within the sought-after Peabody Estate in the heart of Herne Hill, this well-maintained one-bedroom flat presents a rare opportunity to step straight into a bright and homely space with no further expense required. The property sits on the upper floor of a handsome red-brick building, exuding timeless character and charm. Entering via the central hallway, you're greeted by a warm and efficient layout. The kitchen/living area offers a surprisingly generous footprint for a one-bedroom flat, thoughtfully arranged to maximise functionality, with wood-style units, a full oven, and washing machine cleverly tucked beneath the counters. A smart built-in workstation sits in one corner of the lounge, making it ideal for those working from home. The double bedroom is a peaceful retreat, complete with built-in wardrobes and natural light pouring in through the large sash window. The bathroom is cleanly tiled, well-proportioned, and fitted with a modern corner shower. Storage is thoughtfully provided in the hallway, with built-in shelving above the front door and a full-length mirrored cupboard. The home is double glazed throughout and benefits from gas central heating. Perfectly placed just a few minutes' walk from Herne Hill station, the flat enjoys quick links to London Victoria, Blackfriars, and King's Cross St Pancras. Tulse Hill station is also within reach, offering direct access to London Bridge. This popular neighbourhood is beloved for its leafy charm, the proximity to Brockwell Park and the Lido, plus its thriving Sunday market and abundance of independent shops, cafés, and eateries.







Total floor area 30.2 sq.m. (325 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 104 year and 7 months

Service Charge: £1296 per annum

Ground Rent: £450 Annually (subject to increase)

Council Tax Band: B

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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