



Milkwood Road, SE24

£500,000 *Share of Freehold*

2  1  1 

KEY FEATURES

- Split level layout
- Two double bedrooms
- Large bay reception
- Bright eat in kitchen
- Bathroom plus guest WC
- Neutral modern décor
- Close to Brockwell Park
- Near Herne Hill station

Set across the upper floors of a handsome mid-Victorian terrace, this split-level apartment unfolds with excellent light and calm proportions. A private entrance hall leads upstairs to the first floor where a generous reception room spans the width of the house, providing an easy setting for living and dining. Two comfortable bedrooms sit off the landing. The top floor is crowned by a bright kitchen with a Velux window and room to eat, a modern bathroom, and a handy separate WC. Fresh, neutral décor and sash windows keep everything airy, making this a straightforward, move-in ready home.

Milkwood Road is a quiet, tree-lined street moments from Brockwell Park and its iconic Lido. Herne Hill station (Thameslink) is nearby for swift routes to the City and West End, while Brixton and Denmark Hill expand the network with Victoria, London Bridge and Overground connections. Herne Hill's cafés, bakeries and independent shops are on the doorstep, with Sunday market and plenty of pubs and restaurants to explore.

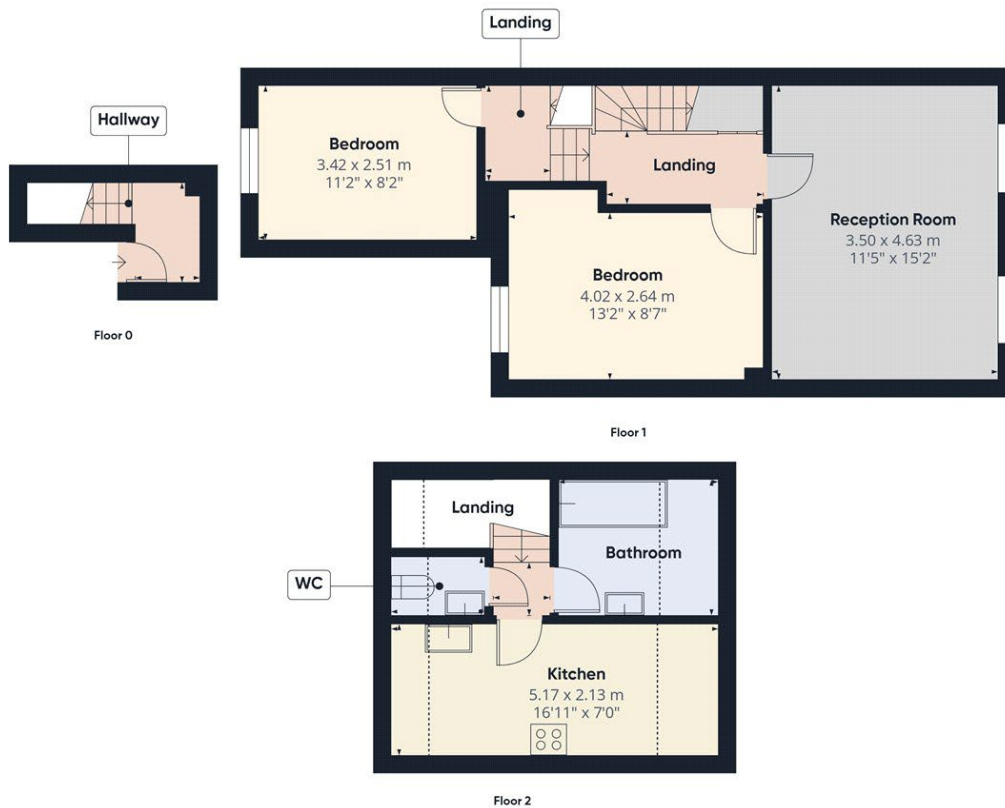
Herne Hill

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Approximate total area⁽¹⁾
64.3 m²
690 ft²

Reduced headroom
5.5 m²
59 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold
Council Tax Band: D
EPC rating: C

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