



Milkwood Road, SE24

Offers in excess of £450,000 *Share of Freehold*



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

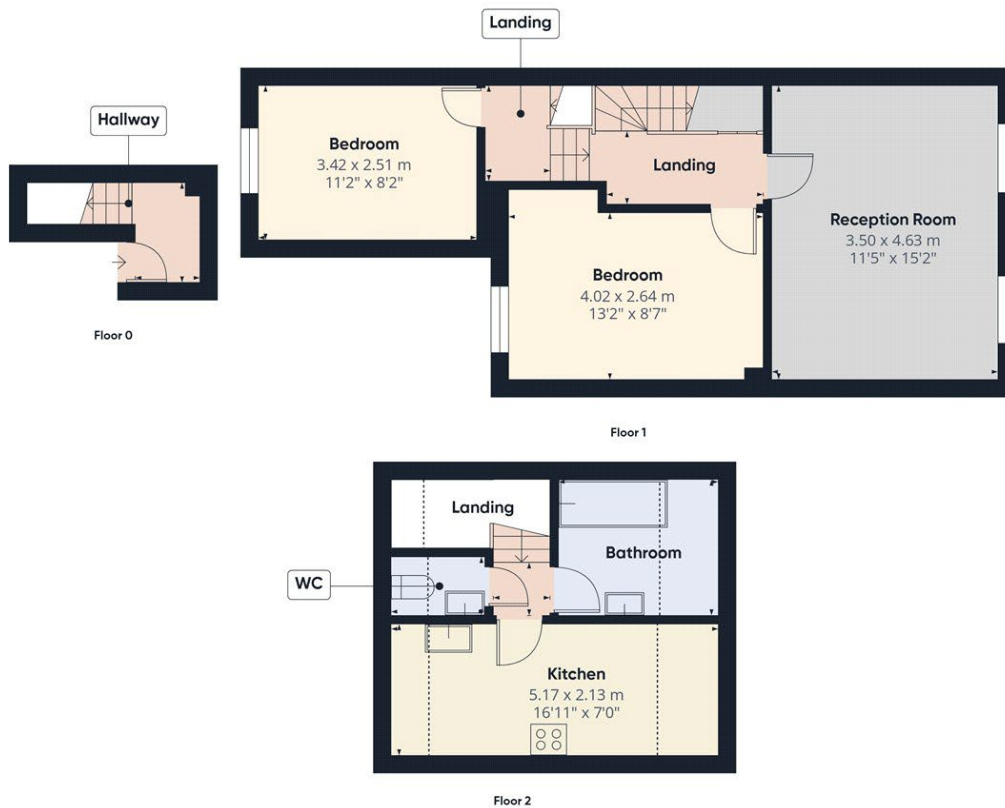
020 7501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...







W

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

Herne Hill

020 7501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.