



RAILTON ROAD, SE24
£635,000 LEASEHOLD

Winkworth



RAILTON ROAD, SE24

We are pleased to offer this three-bedroom, split level Victorian conversion ideally located equidistance between Brixton tube and Herne Hill train station and close to the lovely Brockwell Park and its iconic Art Deco Lido.

Available exclusively through Winkworth we are delighted to present this large (912 Sq. Ft.) split level three-bedroom apartment with a private roof terrace. The property has a large open plan kitchen/reception/diner with wood floors and a modern fitted kitchen which overlooks the front of the property. On the first floor there is a bedroom to the rear, a family bathroom with a shower over the bath, a wash hand basin and a WC with floor to ceiling 'travertine' tiles. On the second floor there is a good size landing which leads onto two double bedrooms with French doors that give you lovely views across London. Furthermore, you also have the benefit of a private roof terrace, perfect for al-fresco dining. There is also a new shower room with marble effect tiles with a shower over the bath, a wash hand basin and a WC. The apartment benefits from double glazing throughout, new carpets, a long lease (over 100 years) and is offered chain free.

AT A GLANCE

- Period
- Victorian Conversion
- Split Level
- Open-Plan Kitchen/Reception
- Three Bedrooms
- Bathroom with WC
- Shower Room with WC
- Long Lease
- Private Roof Terrace
- Chain free

LOCATION

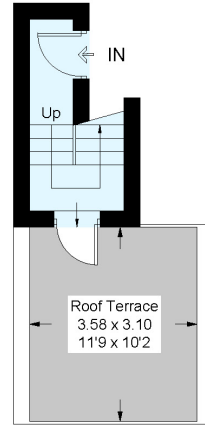
Brixton/Herne Hill





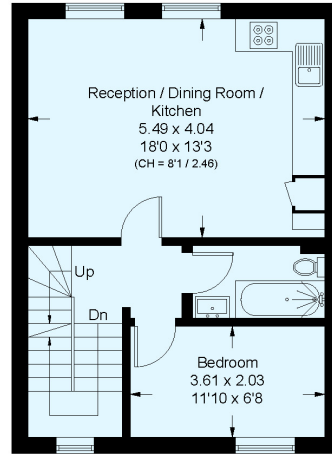
Railton Road, SE24

Approximate Floor Area = 84.8 sq m / 912 sq ft
Including Limited Use Area (4.4 sq m / 47 sq ft)

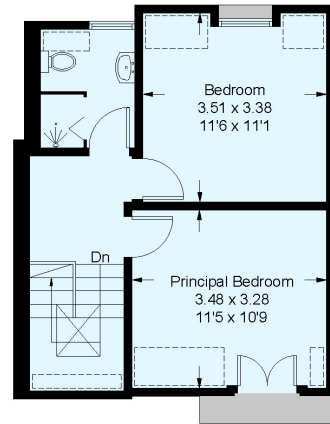


First Floor
4.7 sq m / 50 sq ft

= Reduced head height below 1.5m



Second Floor
43.1 sq m / 464 sq ft



Third Floor
37 sq m / 398 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID748158)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(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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