



RAILTON ROAD, SE24
£550,000 LEASEHOLD

A TWO BEDROOM FIRST FLOOR VICTORIAN CONVERSION IN HERNE HILL

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

Winkworth

for every step...

winkworth.co.uk

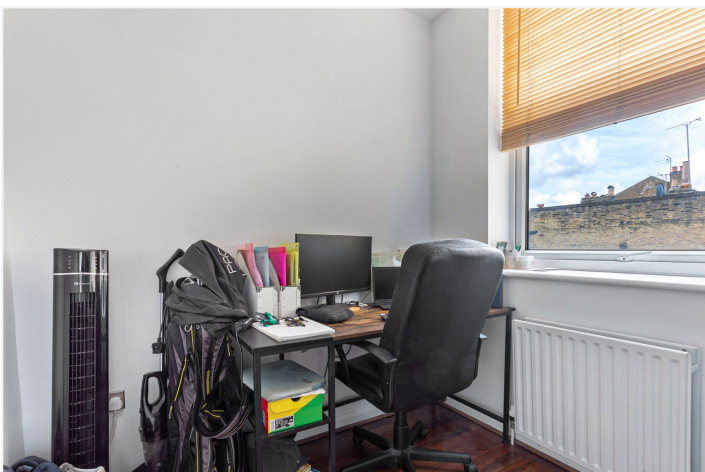


DESCRIPTION:

An excellent opportunity to purchase this two-bedroom, first floor Victorian conversion in good decorative order. Ideally located equidistance between Brixton and Herne Hill Station and close to the lovely Brockwell Park. There are two good size bedrooms, one with fitted wardrobes, and a modern bathroom with a shower over the bath. The open-plan reception/kitchen is bright and spacious and benefits from French doors that lead onto a private balcony. Railton Road is in close proximity to many restaurants and independent coffee shops/cafes as well as easy walking access to Brockwell Park with its iconic Lido. Well-located for transport at Herne Hill mainline train station (Thameslink) and Brixton tube station (Victoria line) - the property is perfect for easy commuting to the City and West End.

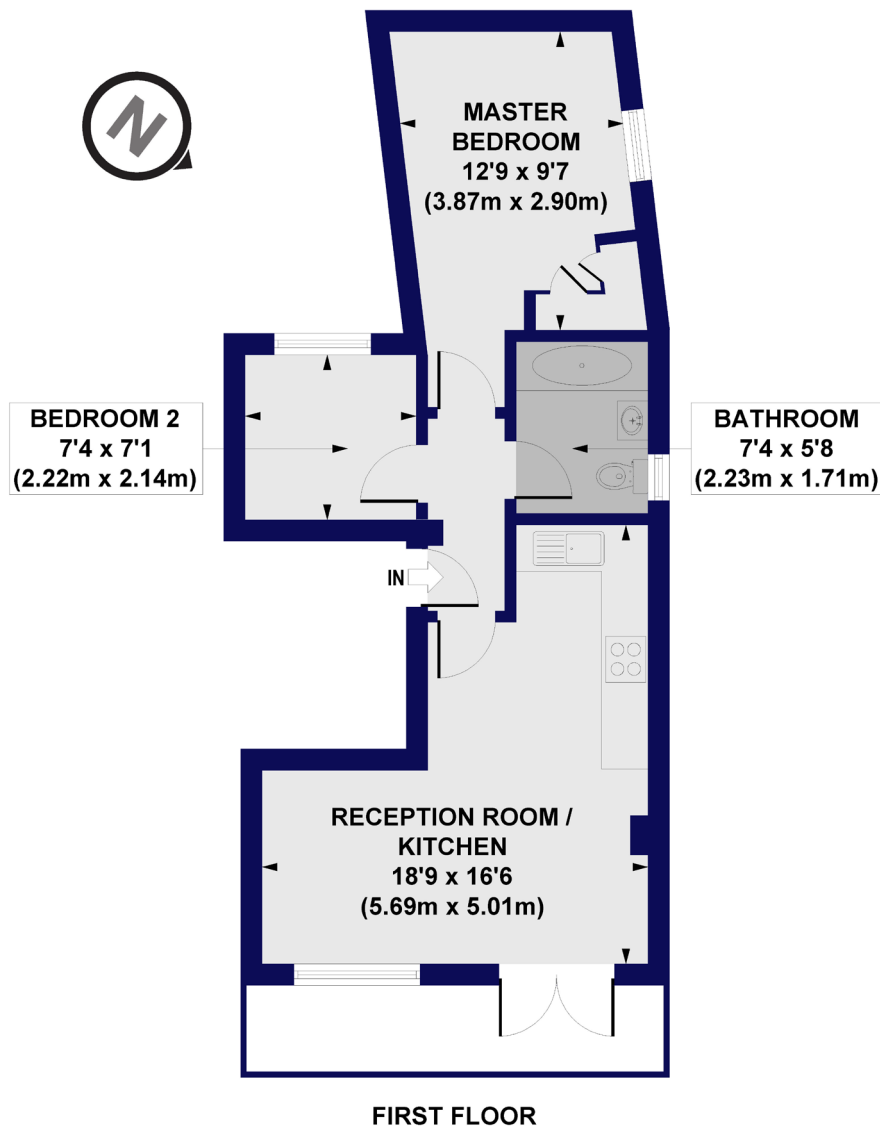
AT A GLANCE

- First floor Victorian conversion flat
- Open-plan living: reception/ kitchen
- 2 double bedrooms (one with fitted wardrobes)
- Ideal Brixton/Herne Hill location
- Private balcony
- Sole agent





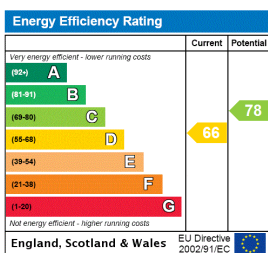
Railton Road, SE24
Approx. Gross Internal Floor Area 487 sq. ft / 45.21 sq. m



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.

Winkworth

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.



Tenure: Leasehold
Term: Expires - 25/03/2141
Service Charge: £1443 per annum
Ground Rent: £250 Annually (subject to increase)
Council Tax Band: C

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.

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

Winkworth

for every step...

winkworth.co.uk

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.