



Rosendale Road, SE24

Offers in excess of £900,000 *Freehold*

3  1  2 

KEY FEATURES

- Three double bedrooms, two bathrooms
- Over 1,100 sq ft across three floors
- Bright, semi open-plan reception and kitchen diner
- Low-maintenance private garden
- Spacious loft-style principal suite with skylights
- Short walk to Brockwell Park and Herne Hill
- Close to top-rated nurseries and schools
- Freehold

Set on a quiet, tree-lined private road moments from Brockwell Park, this charming three-bedroom, two-bathroom freehold cottage offers over 1,100 sq ft of beautifully balanced living space. Perfect for those who want to be near the buzz of Herne Hill yet enjoy a peaceful neighbourhood feel, this home effortlessly blends character with modern comforts.

On the ground floor, a welcoming 'L-shaped' reception flows seamlessly into a bright, thoughtfully finished kitchen and dining area. Framed by leafy outlooks, the kitchen is fitted with sleek dark cabinetry, a generous breakfast bar, and space for a large dining table—ideal for both family life and entertaining. French doors open

directly onto a low-maintenance private garden, creating an easy connection to the outdoors. Upstairs, the first floor offers two spacious double bedrooms and a modern bathroom with a bath with shower overhead, while the top floor is dedicated to a large loft-style suite with skylights, eaves storage, and far-reaching rooftop views—an inviting retreat full of natural light.

Peabody Cottages is a highly sought-after private development off Rosendale Road, known for its friendly community and proximity to excellent amenities. Herne Hill station is just a 10-minute walk away, with Tulse Hill also close by, connecting you swiftly into central London.

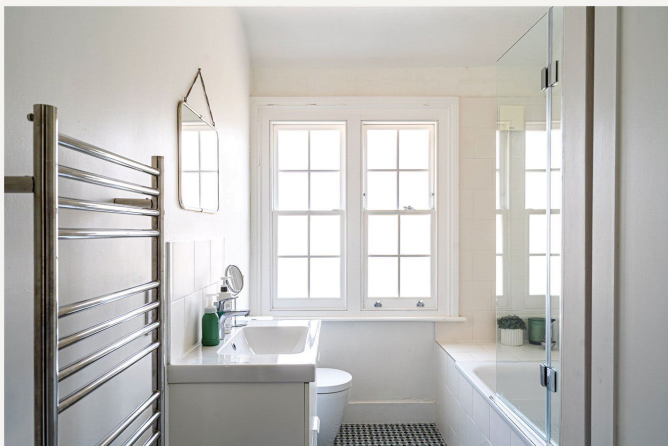
Herne Hill

020 7501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...







Winkworth

TOTAL: 1148 sq. ft, 106.7 m2
 GROUND FLOOR: 459 sq. ft, 43 m2, FIRST FLOOR: 400 sq. ft, 37 m2, SECOND FLOOR: 129 sq. ft, 12 m2, LOW CEILING: 160 sq. ft, 15 m2,
 EXCLUDED AREAS: SHED: 13 sq. ft, 1 m2, PORCH: 114 sq. ft, 11 m2, DECK: 135 sq. ft, 12 m2

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 Winkworth. 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.



MATERIAL INFO

Tenure: Freehold

Council Tax Band: D

EPC rating: To be confirmed

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.