



St. Faiths Road, SE21

Offers IEO: 575,000 *Share of Freehold*

2 1 1

KEY FEATURES

- Ground floor garden flat
- Bright open plan living
- French doors to garden
- Off-street parking
- Quiet landscaped rear garden
- Two bedrooms
- Modern bathroom
- Large basement for storage

Set on the ground floor of an attractive period building with off-street parking, this bright garden flat combines generous living space with a versatile layout and excellent storage. A private front path leads to a wide hallway with useful cloaks space and stairs down to a large dry basement—ideal for bikes, luggage and seasonal items. At the front, a peaceful bedroom/study makes a superb home office or occasional guest room. Along the hall is a smart modern bathroom. The double bedroom sits quietly to the middle with fitted storage and a calm outlook. The heart of the home is the open-plan kitchen and living area to the rear: a lovely, light-filled space framed by a glazing rooflight and bespoke shutters. The well-appointed kitchen has ample cabinetry and integrated appliances, while the dining and lounging zones flow naturally to the garden via French doors. Outside, the landscaped, low-maintenance garden is arranged with decking, raised planters and a gravelled terrace—perfect for morning coffee or easy entertaining.

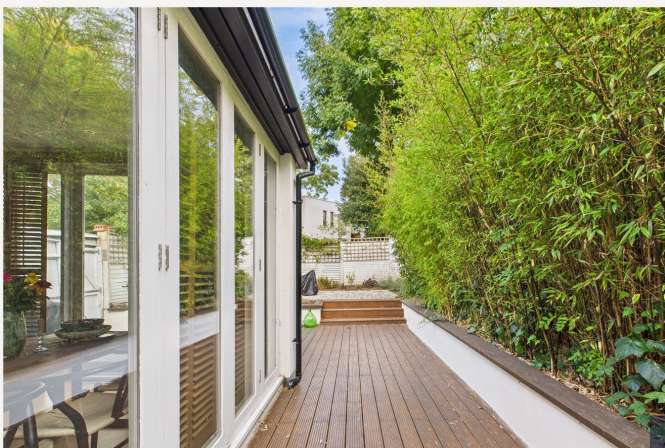
Herne Hill centre is close by for everyday shopping, the lido and the wide green acres of Brockwell Park. Dulwich Village offers independent cafés, galleries and outstanding schools. Transport is excellent: Herne Hill and West Dulwich provide fast services to Victoria, Blackfriars and St Pancras, with Thameslink trains from Tulse Hill giving direct connections across central London.

Herne Hill

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Approximate total area⁽¹⁾

77.9 m²
839 ft²

Reduced headroom

1 m²
11 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.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold

Council Tax Band: C

EPC rating: D

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