



Poplar Walk, SE24

£525,000 *Leasehold*

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KEY FEATURES

- Ground floor purpose-built flat
- Two well-sized bedrooms
- Generous living/dining room
- Separate fitted kitchen
- Exceptional private rear garden
- Side access to garden
- Excellent hallway storage
- Close to Brockwell Park

Set within a peaceful, purpose-built development on one of Herne Hill's most desirable residential streets, this charming ground floor two-bedroom flat offers generous proportions and an exceptional private garden - one of the standout features of the property. A spacious hallway with excellent storage leads you into the home. A bright living and dining room with large windows frames views over the impressive garden, creating a calm, leafy outlook rarely found in this location. The separate kitchen is well arranged with ample storage and worktop space. Both bedrooms are positioned quietly to the rear of the property. The principal bedroom is a comfortable double with fitted storage, while the second bedroom functions well as a guest room, nursery or home office. The bathroom is well sized and naturally bright.

The jewel of this home is the expansive private rear garden - beautifully established, exceptionally wide, and offering huge potential for landscaping, entertaining, growing or simply enjoying the tranquillity. There is also convenient gated side access directly into the garden, ideal for bikes, gardening equipment or easy outdoor living. Poplar Walk is perfectly placed for the independent cafés, restaurants and amenities of Herne Hill, with Brockwell Park and its iconic Lido moments away. Exceptional transport links include Herne Hill station (Thameslink & Southeastern services to Victoria, Blackfriars and the City) and nearby bus routes into Brixton for the Victoria Line.

Herne Hill

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Approximate total area^(a)
57 m²
612 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MATERIAL INFO

EPC rating: C

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