



Deronda Road, SE24

Offers IEO: £380,000 *Share of Freehold*



KEY FEATURES

- One double bedroom period flat
- Share of freehold and resident director role
- Substantial boarded full width loft storage
- Double glazed windows throughout
- Modern boiler and roof replacement
- Expansive shared rear lawned garden
- Quiet non-through residential street
- Excellent rail and Thameslink connections

Positioned on the second floor of an attractive Victorian terrace along a quiet no through road, this charming one bedroom flat offers a bright, balanced layout complemented by a shared rear garden and a share of the freehold. Adding exceptional peace of mind and long term security, the incoming owner will also serve as a director of the building management company. The property has been thoroughly cared for throughout, benefiting from double glazed sash windows, modern carpeting, and an updated roof and boiler. The private entrance leads upstairs to a central first floor landing. Positioned to the front of the plan, the inviting living room forms a comfortable space for relaxing, illuminated by a classic sash window. Off the landing sits the separate fitted kitchen, arranged with generous cabinetry, integrated cooking appliances, and practical dining space. The double bedroom is generously proportioned, featuring characterful sloping eaves, a dormer window overlooking the leafy grounds, an ornamental period fireplace, and a large built in wardrobe cleverly concealed within a former cupboard behind a fitted door. Serving the property is a bright three piece bathroom suite complete with a bathtub and overhead shower. Overhead, a substantial loft spanning the full width of the building is boarded and fitted with lighting, providing extensive and accessible storage space. Outside, residents enjoy direct access to a large, peaceful, shared back garden. Deronda Road is a tranquil no through residential street enviably located on the borders of Herne Hill andulse Hill. Commuters benefit from excellent public transport links, with both Herne Hill andulse Hill stations within easy reach for fast, direct Thameslink and National Rail connections into London Victoria, Blackfriars, London Bridge, and the City. Regular local buses running nearby provide rapid routes to Brixton Underground for the Victoria Line. The vast green expanses of Brockwell Park, along with its historic 1930s Lido, community cafe, and sports facilities, are just a short walk away. The immediate area also offers a vibrant selection of independent cafes, artisan bakeries, popular gastropubs, and the celebrated Sunday Herne Hill Market.

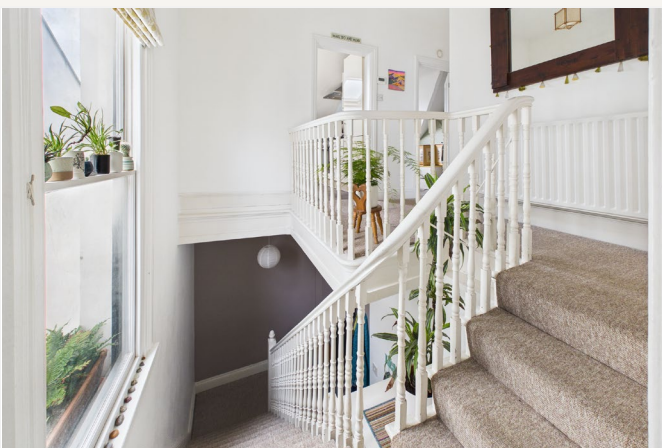
Herne Hill

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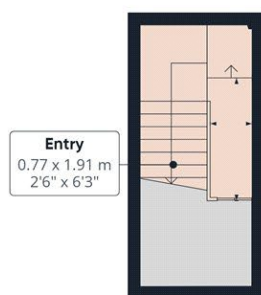
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Ground Floor



First Floor

**Approximate total area⁽¹⁾**52.1 m²
561 ft²**Reduced headroom**3.6 m²
39 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.

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MATERIAL INFO**Tenure:** Share of Freehold**Service Charge:** £1200 per annum**Council Tax Band:** B**EPC rating:** To be confirmed**Herne Hill**

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