



## Spenser Road, SE24

£615,000 *Leasehold*

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### KEY FEATURES

- Large private garden and terrace
- High ceilings throughout
- Two double bedrooms
- Raised ground floor conversion
- Flexible living layout
- Two modern shower rooms
- Moments from transport links
- Sought-after Poets' Corner location

Set within a handsome period building in the heart of Herne Hill's sought-after Poets' Corner, this beautifully presented raised ground floor garden flat offers an abundance of space and character.

The property features high ceilings throughout, creating a wonderful sense of volume and light. The flexible layout currently offers two double bedrooms, with one bedroom cleverly arranged as a separate reception room, providing versatile living options to suit your needs.

A standout feature is the large private garden — a true rarity for this area — complete with a lawn, mature planting, and a handy shed.

The wrought iron terrace from the dining area provides an elegant transition from indoor to outdoor living, ideal for entertaining or relaxing on summer evenings. The spacious bay-fronted main bedroom enjoys a leafy front aspect, while the bright rear dining and reception spaces flow seamlessly onto the terrace and garden. The flat further benefits from a modern kitchen, two contemporary shower rooms, and excellent storage throughout.

Perfectly positioned just moments from Herne Hill's cafés, restaurants, and Sunday market, as well as Brockwell Park and Brixton's vibrant centre. Excellent transport links are close by, including Herne Hill station and Brixton tube, connecting you quickly to the city and beyond.

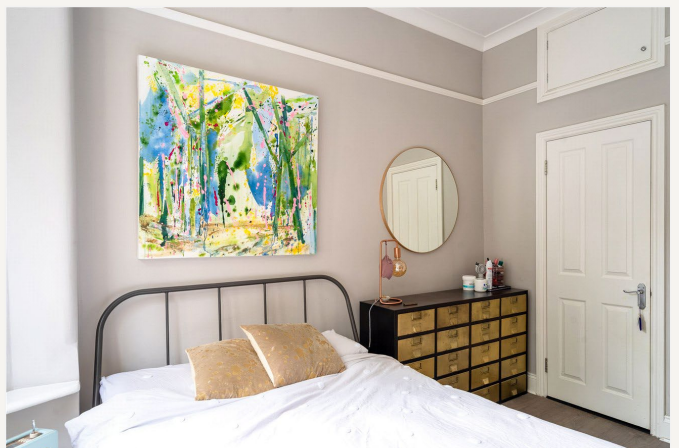
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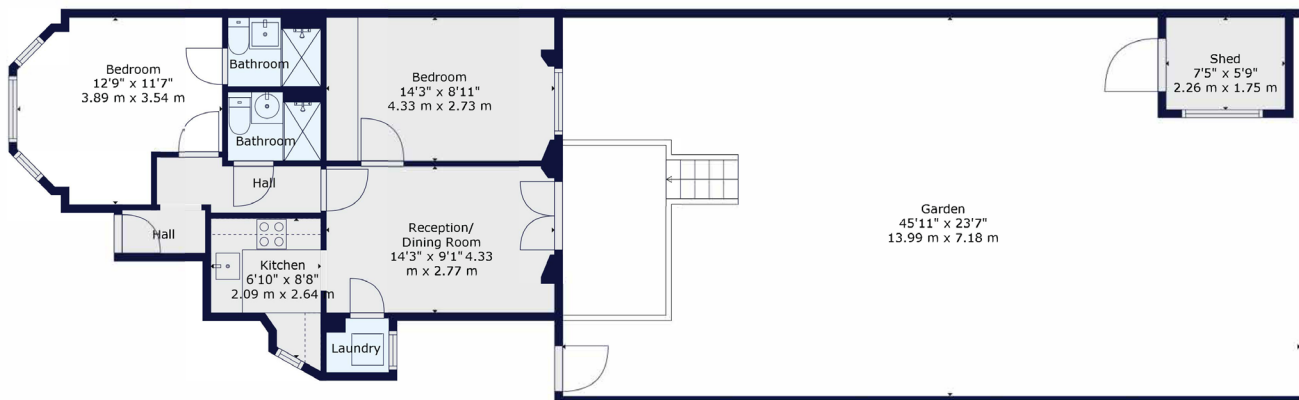












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**TOTAL: 566 sq. ft, 53 m2**

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## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 114 years and 6 months

**Service Charge:** £1500 per annum

**Ground Rent:** £100 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** C

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