



Railton Road, SE24

Offers over: £600,000 *Leasehold*



KEY FEATURES

- Flexible three or four beds
- First and second floors
- Large kitchen living space
- Two bathrooms
- Generous room proportions
- Close to Brockwell Park
- Near Brixton and Herne Hill

This bright and generously proportioned maisonette offers flexible accommodation that can be configured as either three bedrooms with two reception rooms or four bedrooms with one main reception, depending on how you choose to use the space. This spacious property of over 1100 sq. Ft is arranged across the first and second floors of a Victorian building, with a private entrance and large hallway. The first floor is centred around a large open plan living area, a sociable space that works brilliantly for everyday life and hosting. The kitchen is neatly integrated into the living area, with plenty of room for both lounging and dining. Also on this level are two further rooms, one with an ensuite wet room, that can be arranged to suit your needs, ideal as bedrooms, a second reception, or a dedicated home office. The second floor offers two more double bedrooms alongside a family bathroom with both a bath and walk in shower, providing excellent separation for sharers or families. The chain free property offers an adaptable layout with strong room sizes, great natural light and the versatility to evolve with your lifestyle, with plenty of scope for creating guest space, workspace, or additional sleeping accommodation.

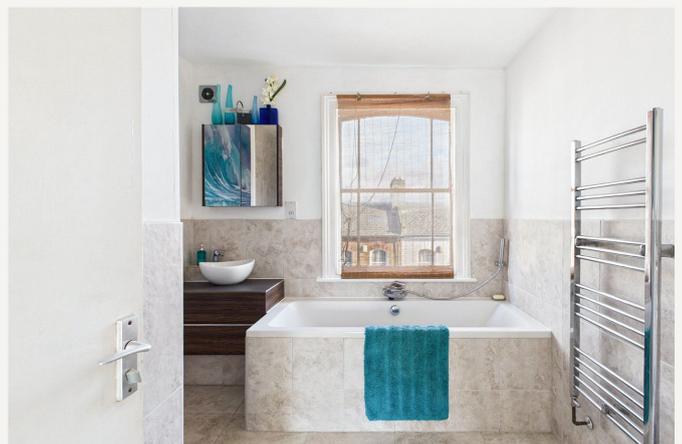
Railton Road is ideally placed for the best of both Brixton and Herne Hill. Brixton offers the Victoria line alongside National Rail connections, while Herne Hill provides mainline services with direct routes towards Victoria and Blackfriars. Brockwell Park is close by and remains a real highlight of the area, with its lido, green open space and lively community feel. Both centres provide a wide range of cafés, restaurants, bars and independent spots to explore.

Herne Hill

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Approximate total area⁽¹⁾
104 m²
1119 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	77 C

MATERIAL INFO

Tenure: Leasehold
Term: 85 years and 5 months
Ground Rent: £10 Annually
Council Tax Band: C
EPC rating: C

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