



Peabody Estate, London, SE24

£325,000 *Leasehold*



KEY FEATURES

- Raised ground floor flat
- One double bedroom
- L shaped reception room
- Semi open plan kitchen
- Residents Parking
- Open period fireplace
- Original wood floors
- Double glazed throughout
- Close to Brockwell Park

Set on the raised ground floor of an impressive Victorian purpose-built block on the ever-popular Peabody Estate, this bright one double bedroom flat offers a lovely blend of period character and practical living, right in the heart of Herne Hill. You enter a central hallway that leads through to a generous L shaped reception room with a semi open plan kitchen, creating a comfortable layout that works well for both relaxing and hosting. A charming open period fireplace adds a real focal point to the room, while original wood floors underfoot and double-glazed windows help balance character with comfort. The bedroom is a good-sized double with space for wardrobes and additional furniture, and the bathroom is modern and well finished with a shower over the bath. Overall, this is a well-proportioned home in a brilliant location, ideal for a first-time buyer or investor looking for strong transport links, green space and a genuine neighbourhood feel.

The Peabody Estate on Rosendale Road is perfectly placed for the best of Herne Hill. Brockwell Park is close by for weekend walks, the much loved lido and local community events, while Herne Hill's independent cafés, bars and shops are within easy reach. Herne Hill station provides direct connections into central London, and there are also frequent bus routes into Brixton for the Victoria line and further city connections.

Herne Hill

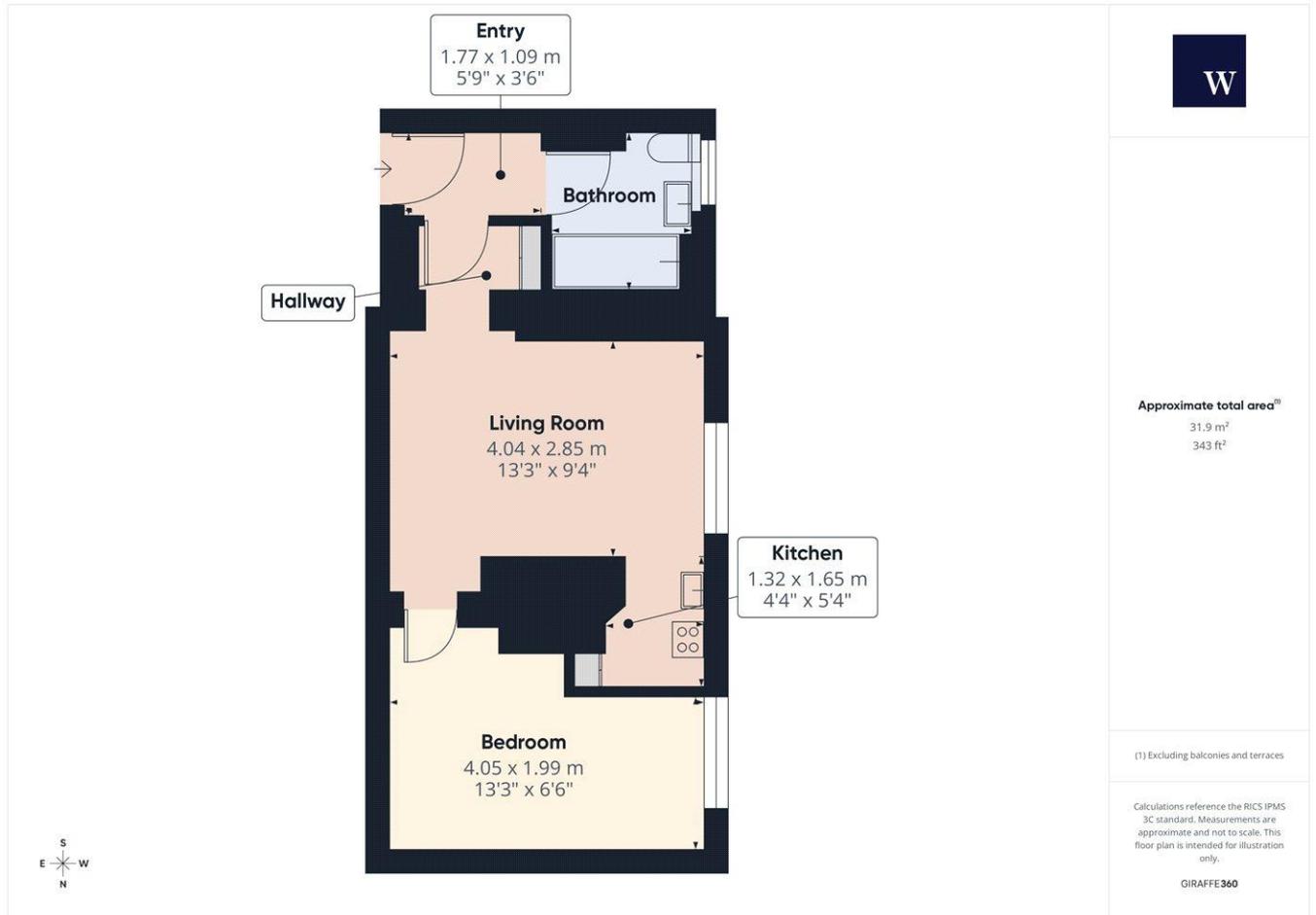
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 103 year and 10 months
Service Charge: £1224 per annum
Ground Rent: £400 Annually (subject to increase)
Council Tax Band: B
EPC rating: C

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