



## Guernsey Grove, SE24

Guide Price: £325,000 - £350,000 *Leasehold*



**Tenure:** Leasehold

**Term:** 107 year and 7 months

**Service Charge:** £867 per annum

**Ground Rent:** £200 Annually (subject to increase)

**Council Tax Band:** B

**EPC rating:** B



**Herne Hill**

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This attractive first floor apartment sits within a contemporary development in the heart of Herne Hill, offering a stylish home perfectly placed for both green spaces and city connections.

This first floor apartment comprises a large open plan kitchen reception diner, one good sized double bedroom, a modern bathroom with a shower over the bath and a separate WC. The property benefits from double glazing throughout.

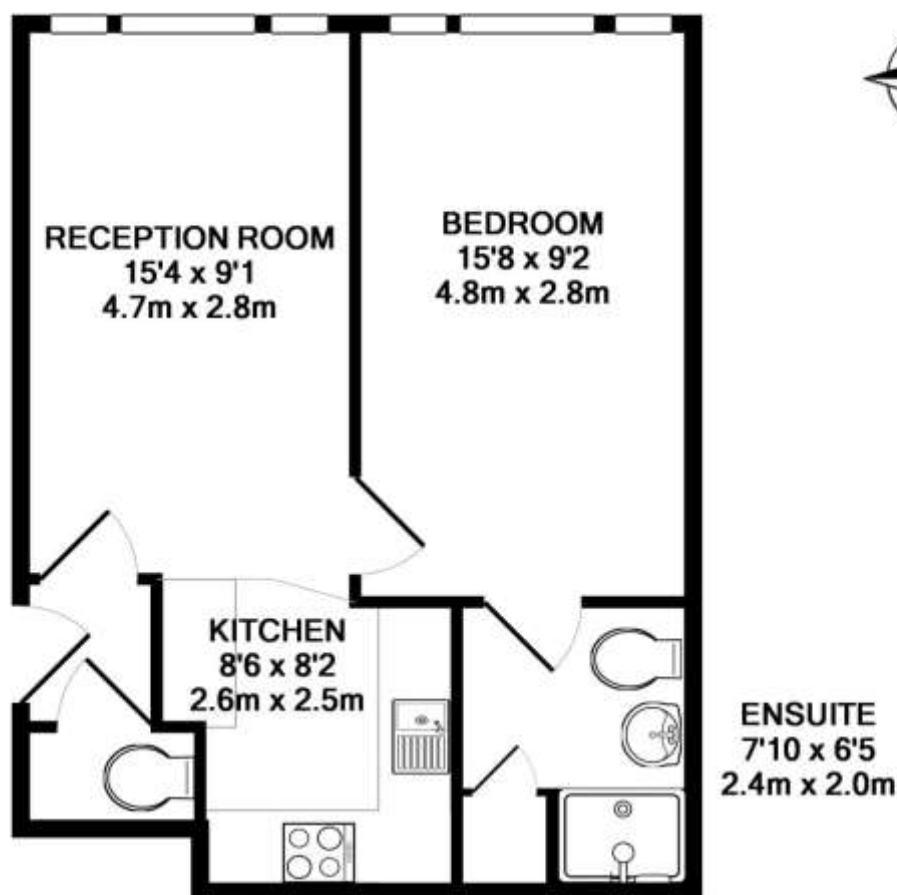
Old Bread House is superbly situated just moments from the vibrant centre of Herne Hill, with its independent shops, cafés, restaurants, and the popular Sunday market. Brockwell Park, with its historic lido and landscaped gardens, is literally on the doorstep, providing an exceptional outdoor space to enjoy all year round. Herne Hill station offers fast links to Victoria, Blackfriars, and St Pancras International, while nearby bus routes connect to Brixton for the Victoria Line.

## KEY FEATURES

- One Double Bedroom Flat
- Modern Development
- Open-Plan Kitchen/ Reception/ Diner
- Modern Bathroom
- Separate WC
- Excellent transport links
- Close to Brockwell Park & Lido



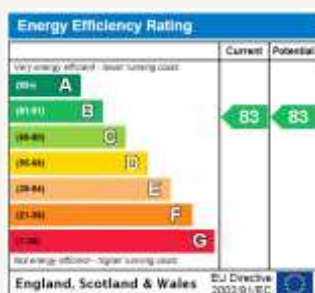




TOTAL APPROX. FLOOR AREA 419 SQ.FT. (39.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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