



St. Faiths Road, SE21

Offers IEO: £525,000 *Leasehold*

2 1 2

KEY FEATURES

- Two bedroom Victorian conversion
- Large private south-facing garden
- High ceilings throughout
- Bright south-facing reception
- Well-proportioned layout
- Period character
- Excellent transport links
- Sought after location

Set within an attractive Victorian conversion, this well-proportioned two-bedroom flat offers bright, characterful accommodation with the added benefit of a large, private south-facing landscaped garden. The main living space is positioned to the front of the property, where high ceilings and a southerly aspect allow natural light to pour into the reception room, creating an inviting and comfortable setting for everyday living and entertaining. The adjoining kitchen is neatly arranged and well connected to the living space, offering a practical and sociable layout. There are two well-sized bedrooms, both quietly positioned away from the main living areas, alongside a modern bathroom. The layout flows well throughout and provides a good balance between shared living space and private accommodation. To the rear, the standout feature is the generous private garden — thoughtfully landscaped and enjoying a sunny southerly orientation, ideal for outdoor dining, gardening, or simply relaxing during the warmer months. Overall, this is a charming period flat offering excellent natural light, outdoor space, and a layout that works equally well for professionals, couples, or young families. St Faiths Road is a popular residential street ideally positioned for Herne Hill, Dulwich, and West Dulwich, offering a strong sense of community alongside excellent connectivity. Herne Hill centre is easily accessible and provides a wide range of independent shops, cafés, and leisure facilities, as well as Brockwell Park and the celebrated Brockwell Lido. Dulwich Village is close by, known for its charming cafés and restaurants, picturesque green spaces, highly regarded schools, the Dulwich Picture Gallery, and a local golf course. Transport links are excellent, with rail services from Herne Hill and West Dulwich stations providing direct routes to Victoria, Blackfriars, and St Pancras. Tulse Hill station also offers Thameslink services, giving fast access to Farringdon and the City.

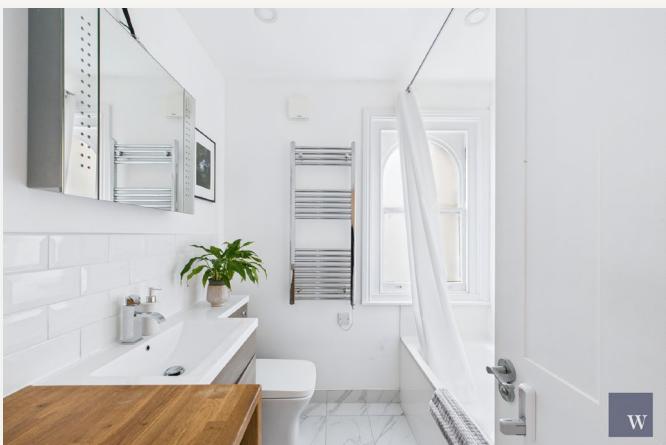
Herne Hill

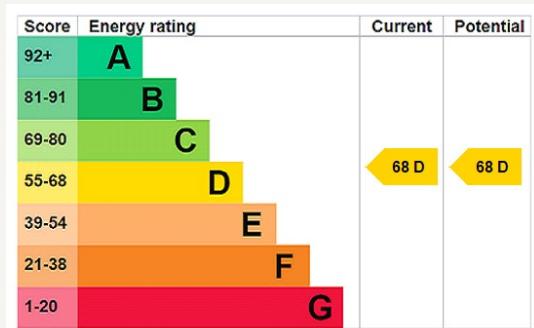
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MATERIAL INFO

Tenure: Leasehold
Term: 99 year and 11 months
Service Charge: £2000 per annum
Ground Rent: £300 Annually
Council Tax Band: C
EPC rating: D

Herne Hill

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