



Kerin House, SE24

Offers IEO: £500,000 *Leasehold*



KEY FEATURES

- Ground-floor apartment
- Two double bedrooms
- Open-plan reception/kitchen
- Private patio garden
- Communal roof terrace
- Modern family bathroom
- Quiet rear position
- Excellent transport links

Set to the rear of Kerin House, this well-proportioned two-bedroom ground-floor flat enjoys a peaceful position with direct access to a private patio garden. The home has been neutrally decorated throughout, offering a fresh and practical space. An open-plan kitchen and reception creates a sociable heart of the home, with French doors opening to the patio garden — perfect for morning coffee or relaxed evenings.

The kitchen is well-equipped with generous storage and integrated appliances, balanced by a dining area. Both bedrooms are doubles and benefit from garden views, with the principal room also providing access to the patio. A modern bathroom with bath and overhead shower completes the layout. Residents further benefit from a large communal roof terrace with wide-reaching views, ideal for entertaining or enjoying the sunshine.

Milkwood Road is ideally placed for Herne Hill, Brixton and Loughborough Junction, with a range of transport links including Thameslink, Southeastern and Victoria line services. Brockwell Park is moments away, as are the independent cafés, restaurants and shops of Herne Hill and Brixton Village. Local schools such as Jessop Primary and Herne Hill School are also close by.

Herne Hill

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TWO BEDROOM APARTMENT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 114 year and 3 months

Service Charge: £2300 per annum

Ground Rent: £300 Annually (subject to increase)

Council Tax Band: C

EPC rating: C

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