



KERIN HOUSE, MILKWOOD ROAD, SE24
£410,000 LEASEHOLD

Winkworth



KERIN HOUSE, MILKWOOD ROAD, SE24

We are pleased to offer to the market this bright, spacious, one double bedroom flat set on the first floor of a modern purpose-built building. Ideally located 0.3 miles from Herne Hill Village square, Herne Hill train station (Zone 2), bars, shops, eateries and the lovely Brockwell Park and Lido.

The apartment has a good size hallway with engineered wood flooring and fitted storage and a large open plan kitchen/ diner/ reception. The modern integrated kitchen has a gas hob and an electric oven, a washing machine, a dishwasher and a fridge freezer. The open-plan living space has a glazed door which connects you onto the south-west facing private decked balcony, perfect for al-fresco dining. There is a good size double bedroom with a fitted wardrobe which has French doors which also give access to the balcony. A modern family bathroom with a shower over the bath and a WC completes the living space.

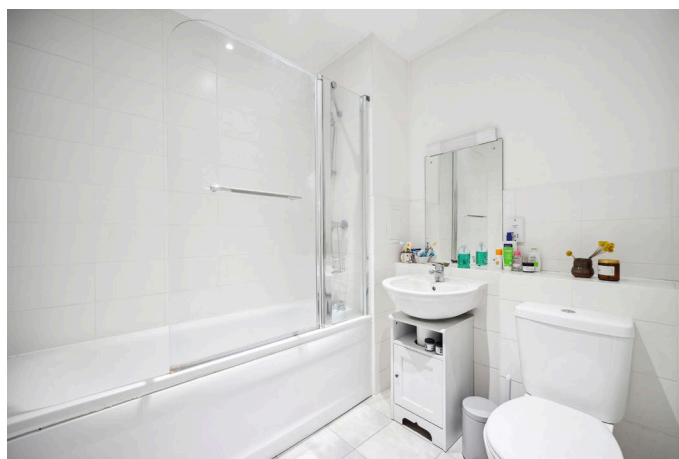
The apartment features double glazing throughout, a large communal roof terrace and secure bike storage plus the remaining NHBC warranty. Offered with a long lease (116 years remaining), early viewings are recommended!

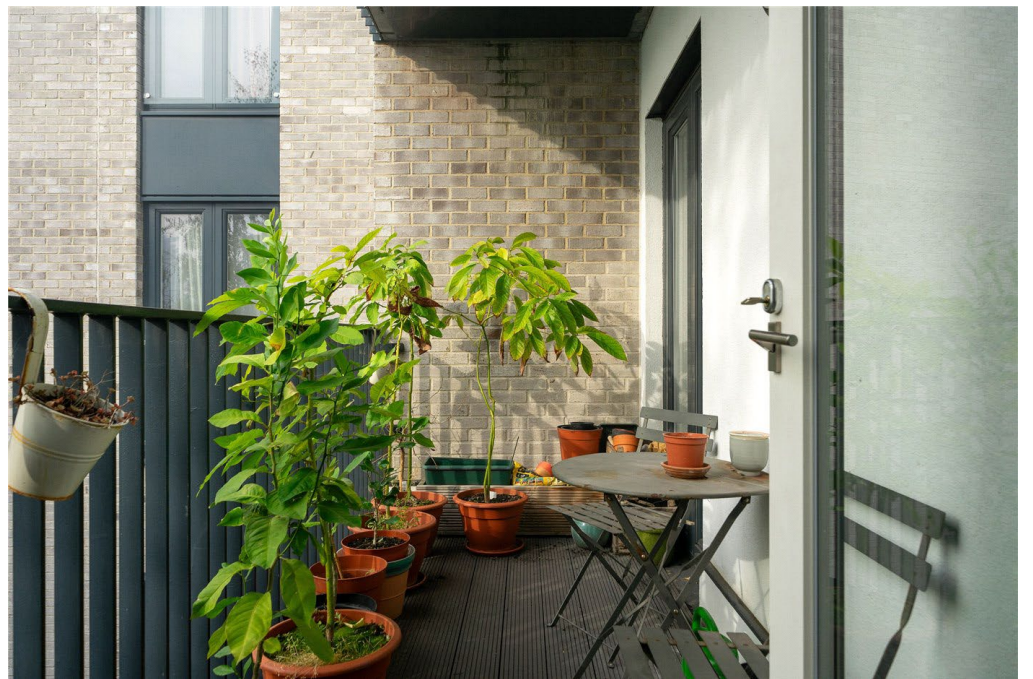
AT A GLANCE

- First Floor Flat (with Lift)
- Modern Building
- One Double Bedroom
- Large Open-Plan Kitchen/ Reception
- Large Bathroom
- Hallway with Storage
- Private Balcony
- Communal Roof Terrace
- Communal Bike Storage
- Leasehold (116 years remaining)
- Lambeth Council Tax Band: C

LOCATION

Herne Hill





Milkwood Road, SE24

Approximate Gross Internal Area = 549 sq ft / 51.0 sq m

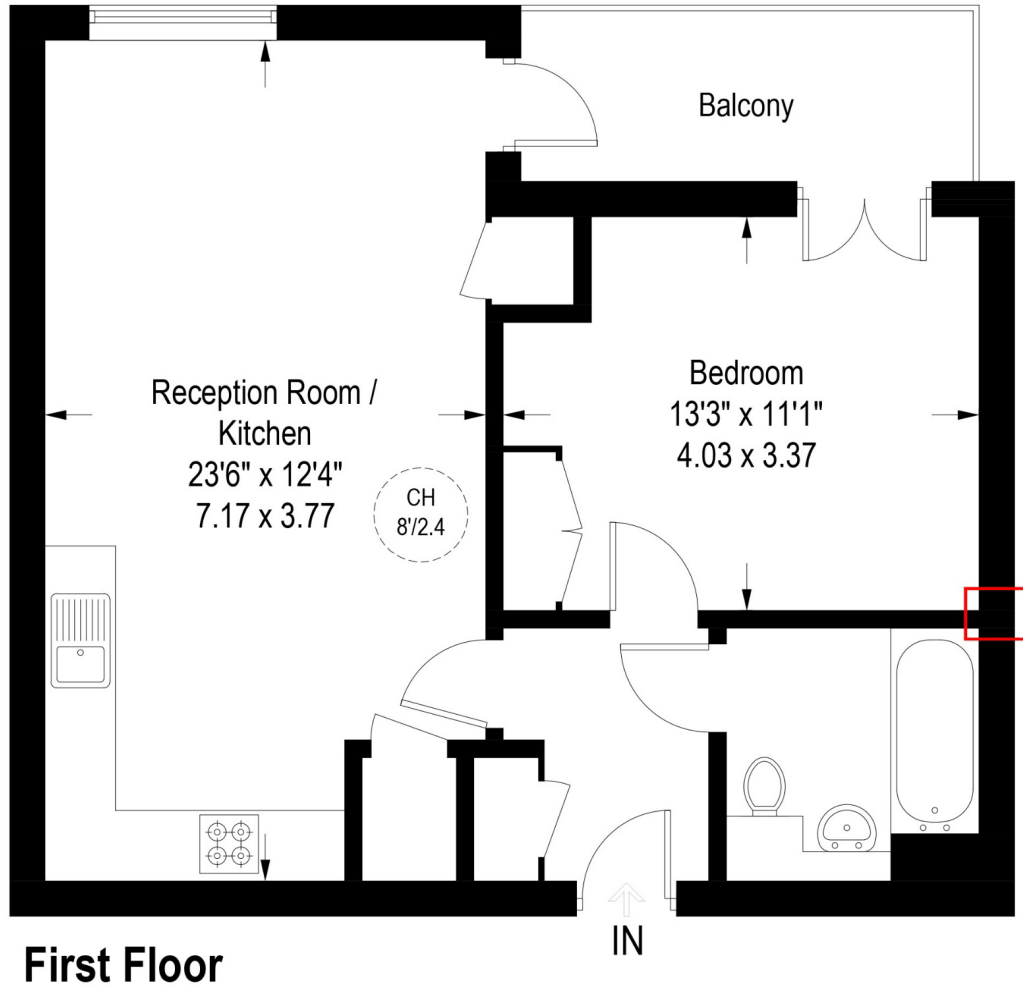


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1006612)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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