



LOWDEN ROAD, SE24  
£1,100,000 FREEHOLD

## A BRIGHT AND SPACIOUS FOUR BEDROOM VICTORIAN TERRACED HOUSE IDEALLY LOCATED FOR HERNE HILL

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

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## DESCRIPTION:

We are delighted to present this charming four-bedroom Victorian terraced house, ideally situated within close proximity to the amenities and transportation hubs of Herne Hill, Brixton, Loughborough Junction, and Camberwell. The property boasts not only a convenient location but also numerous noteworthy features that make it an ideal family home. The ground floor living space includes a front double reception adorned with wooden flooring and charming period details. A contemporary kitchen/diner seamlessly connects to a meticulously maintained, low-maintenance private garden, providing the perfect setting for in/outdoor summer entertaining. Moreover, there is the potential to extend into the side return STPP. Leading up to the first floor reveals a modern family bathroom, a versatile single bedroom or study, ideal for a work-from-home setup, a spacious double bedroom, and a principal bedroom with fitted storage and two expansive windows. The second floor encompasses a generously sized double bedroom with an en-suite WC and shower, ample eaves storage, and two Velux windows that allow an abundance of natural light to fill the space. One of the key features of this property is its proximity to multiple OFSTED outstanding primary and secondary schools, making it an excellent choice for families with school-aged children. Additionally, residents will appreciate the nearby open spaces of both Ruskin Park and Brockwell Park. Offered without an on-going chain, the property showcases a consistently high standard of finish throughout and early viewings are highly recommended!



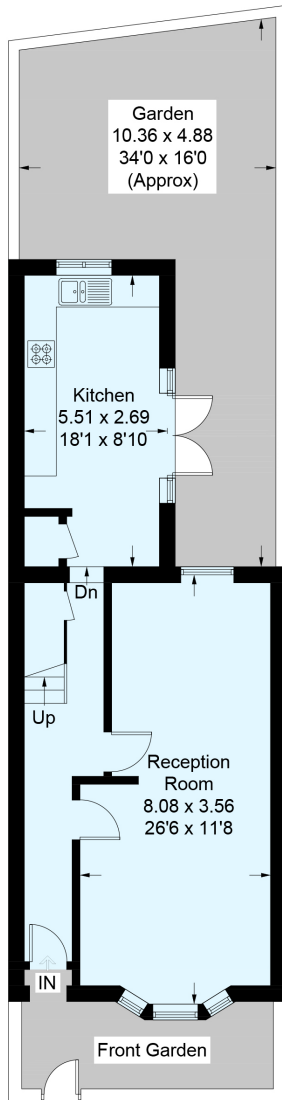


# Lowden Road, Herne Hill, SE24

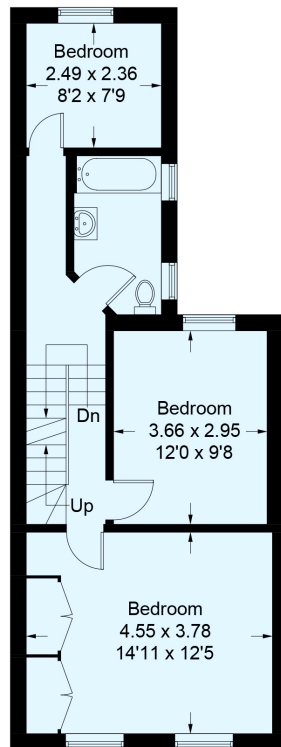
Approximate Gross Internal Area  
133.4 sq m / 1436 sq ft  
(Including Reduced Headroom / Eaves)



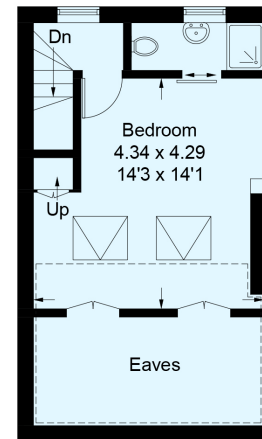
Approximate Gross Internal Area  
120.8 sq m / 1300 sq ft  
(Excluding Reduced Headroom / Eaves)



**Ground Floor**  
545 sq ft / 50.6 sq m



**First Floor**  
535 sq ft / 49.7 sq m



**Second Floor**  
356 sq ft / 33.1 sq m  
(Including Reduced Headroom / Eaves)

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID332938)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	82
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-58) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
66	
England, Scotland & Wales	
EU Directive 2002/91/EC	

**Tenure:** Freehold

**Council Tax Band:** E

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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