



Railton Road, SE24

Offers IEO: £250,000 *Leasehold*



KEY FEATURES

- Panoramic park and city views; sunrise and sunset from reception
- Large 20' living/dining room filled with natural light
- Separate, well-planned kitchen with good storage
- Peaceful double bedroom with full-height wardrobes
- Smart modern bathroom with mirrored cabinetry
- Wide entrance hall with space for coats and shoes
- Seconds to Brockwell Park and the Lido
- Central Herne Hill location for rail links, buses, cafés and pubs

Set high above central Herne Hill, this bright one-bedroom apartment opens to sweeping, cinematic views across Brockwell Park and the London skyline—sunrises and sunsets frame the living room windows beautifully. A broad entrance hall with space for coats and shoes leads into a 20' reception, an ideal open setting for both dining and lounging while you watch the light change over the trees. The separate kitchen sits beside the living room and is perfectly arranged for everyday cooking, with plentiful cabinetry and worktop space.

The double bedroom is calm and well-proportioned, benefiting from full-height wardrobes and that same leafy outlook. A modern bathroom sits off the hallway with a shower-over-bath and mirrored storage. Throughout, large picture windows draw in natural light and make the most of the flat's elevated position.

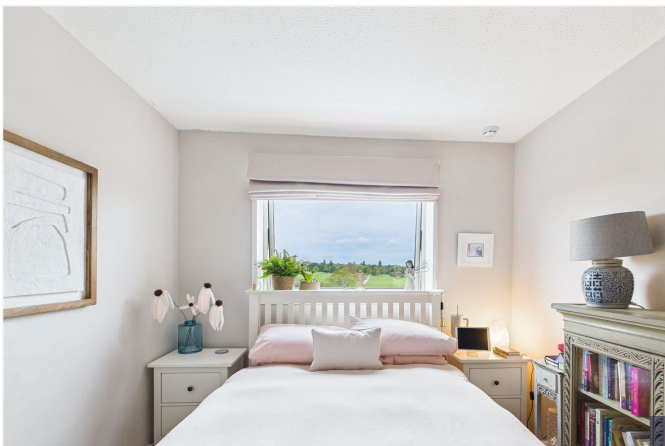
Right on Railton Road you're moments from Herne Hill's cafés, eateries, pubs and Sunday market, with Brockwell Park—and its iconic Art Deco Lido, tennis courts and meadows—just a stone's throw away. Herne Hill station provides quick links to Victoria, Blackfriars, City Thameslink and St Pancras, while frequent buses and nearby Brixton connect you to the Victoria Line and the wider city.

Herne Hill

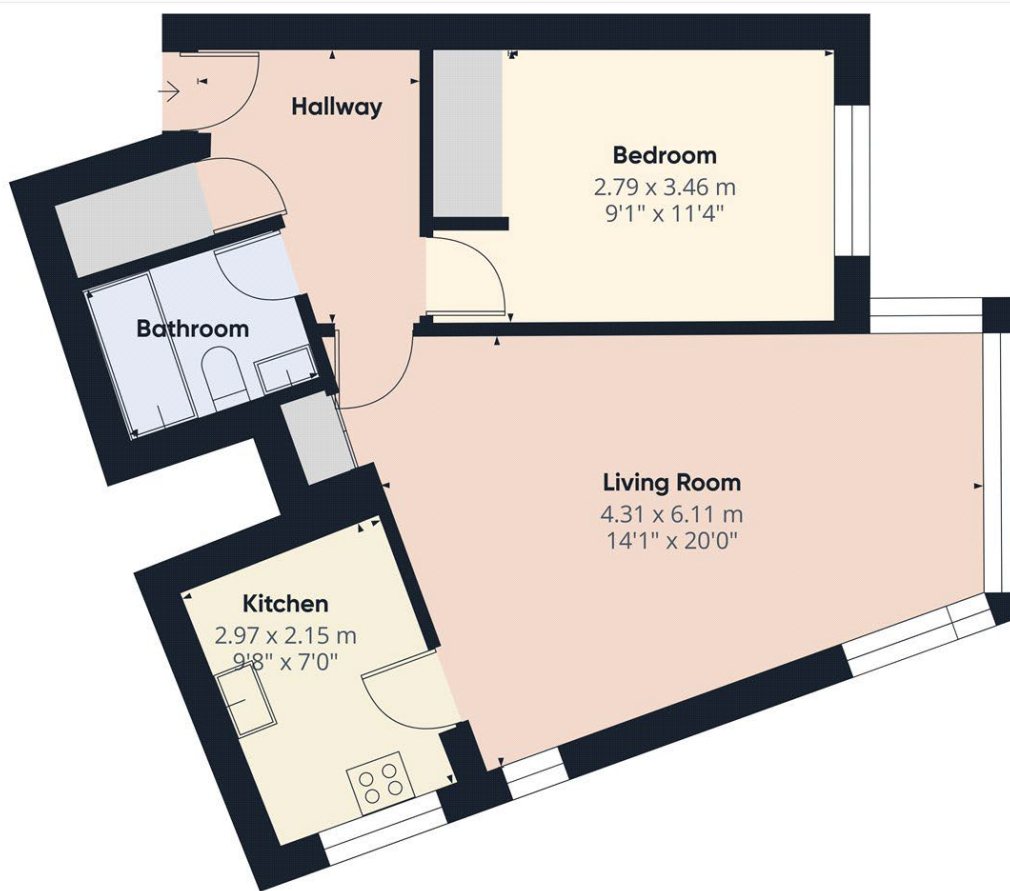
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Approximate total area[®]
50 m²
539 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 88 year and 9 months

Service Charge: £3012.50 per annum

Council Tax Band: B

EPC rating: C

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