



## Old Bread House, Guernsey Grove, SE24

Offers IEO: £350,000 *Leasehold*



### KEY FEATURES

- First floor apartment in a modern development
- Spacious open-plan kitchen/reception room
- Integrated modern kitchen appliances
- Large double bedroom
- Modern family bathroom
- Neutral décor throughout
- Sought-after location in Herne Hill

This attractive first floor apartment sits within a contemporary development in the heart of Herne Hill, offering a bright and spacious home perfectly placed for both green spaces and city connections. Inside, the property features a bright open-plan kitchen and reception room, complete with sleek integrated appliances and a layout ideal for both dining and relaxation. The generously sized double bedroom offers a calm and comfortable retreat, while the modern bathroom is finished to a high standard. Neutral décor and well-planned proportions give the flat a light and inviting feel throughout.

Guernsey Grove is superbly situated just moments from the vibrant centre of Herne Hill, with its independent shops, cafés, restaurants, and the popular Sunday market. Brockwell Park, with its historic lido and landscaped gardens, is literally on the doorstep, providing an exceptional outdoor space to enjoy all year round. Herne Hill station offers fast links to Victoria, Blackfriars, and St Pancras International, while nearby bus routes connect to Brixton for the Victoria Line.

### Herne Hill

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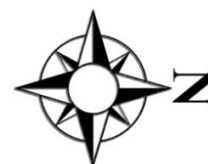
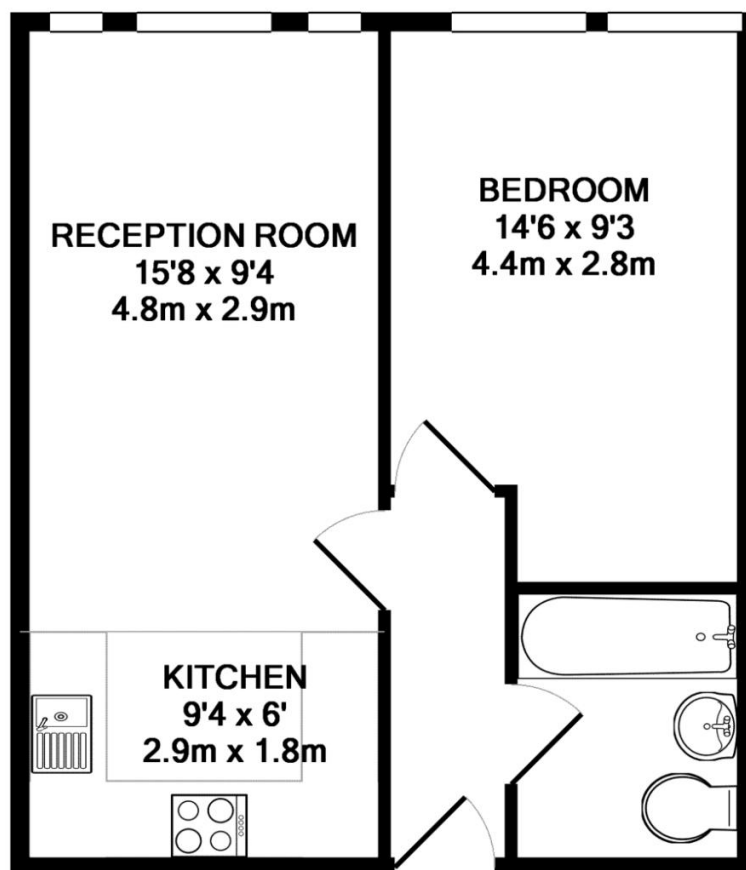
for every step...











TOTAL APPROX. FLOOR AREA 404 SQ.FT. (37.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 107 year and 7 months

**Service Charge:** £867 per annum

**Ground Rent:** £200 Annually (subject to increase)

**Council Tax Band:** B

**EPC rating:** B

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