



Deronda Road, SE24

Offers IEO: £380,000 *Share of Freehold*



KEY FEATURES

- One double bedroom
- Split level top floor
- Brand new kitchen
- New carpet throughout
- Sound insulated floors
- Large bathroom with window
- Sizeable landing work area
- Shared front and rear gardens
- Attic providing valuable storage

Larger than average and arranged across two levels at the top of an elegant late-Victorian house, this bright one-bedroom apartment balances period charm with thoughtful recent upgrades. A generous landing makes an ideal home working spot and leads to a cosy semi open-plan sitting room with feature fireplace and fitted shelving. The adjacent kitchen was newly installed around two years ago and pairs wood worktops with a butler sink and ample storage.

Upstairs, a comfortable double bedroom sits beneath characterful eaves, served by a large bathroom with refreshed tiling. The owners also added underfloor insulation for improved sound comfort and warmth, plus new carpets. A large attic provides valuable additional storage, rarely available in properties of this type. Residents also enjoy shared front and rear gardens, perfect for easy outdoor time. Approx. 635 sq ft.

Deronda Road is a sought-after, tree-lined street moments from Brockwell Park. Tulse Hill (Thameslink) is the nearest station; Herne Hill is around a 15-minute walk or a short hop by bus, and Brixton for the Victoria line is roughly a 10-minute bus ride with frequent services close by. Herne Hill's independent cafés, pubs and much-loved Sunday farmers' market are on the doorstep, with Dulwich Park and the Lido also within easy reach.

Herne Hill

020 7501 8950 | hernehill@winkworth.co.uk

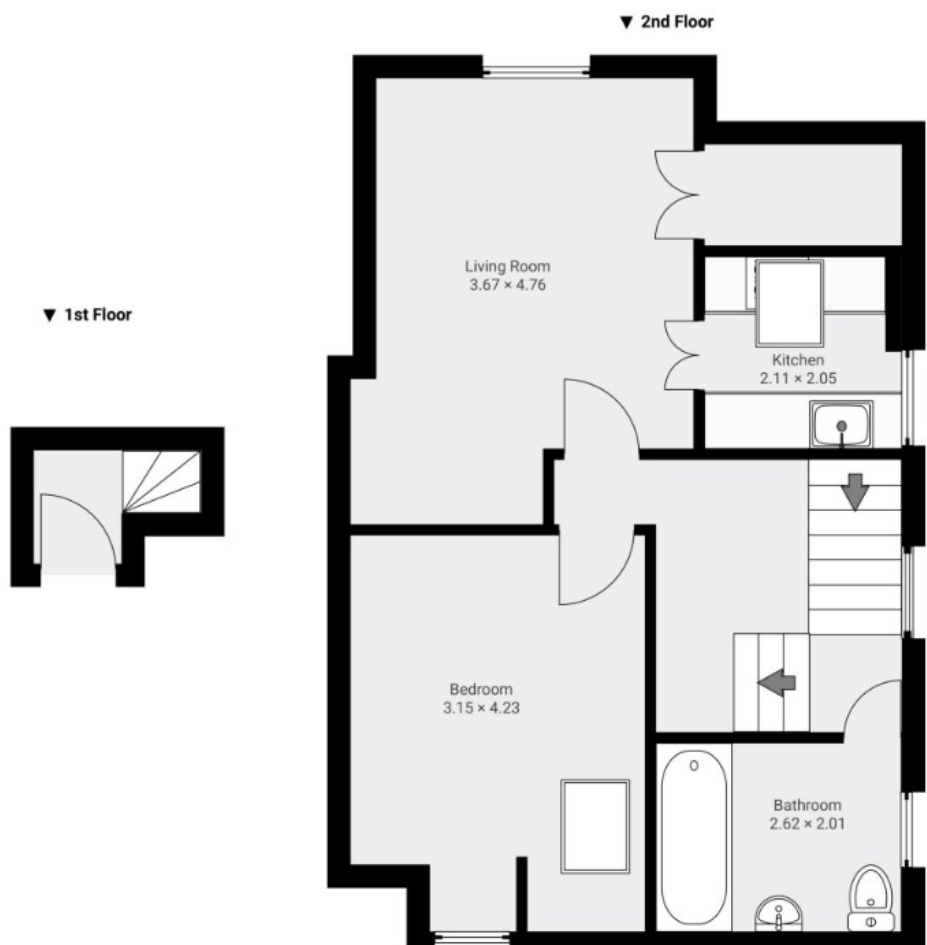
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43 DERONDA ROAD, SE24, LONDON
TOTAL AREA: 59 m² - 635 ft²



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

MATERIAL INFO

Tenure: Share of Freehold
Term: 997 year and 0 months
Service Charge: £1400 per annum
Council Tax Band: B
EPC rating: C

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