



HURST STREET, SE24
£775,000 SHARE OF FREEHOLD

A STUNNING TWO BEDROOM MAISONETTE SITUATED ON A SOUGHT-AFTER ROAD IN HERNE HILL

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DESCRIPTION:

This spacious property offers in excess of 820 Sq. ft of living space and comprises of a large and welcoming entrance hall which leads to an interconnecting reception and dining room with dual aspect windows to the front and rear, letting in plenty of natural light. The kitchen leading to the garden is equipped with plenty of wall and base units for storage along with integrated gas hob and electric oven. The door at the rear of the kitchen seamlessly connects you to a secluded patio garden with mature planting, perfect for summer entertaining. On the first floor there is a good-sized family bathroom with a bath and separate shower, wash hand basin and a WC. There are two generous double bedrooms with fitted wardrobes. This magnificent maisonette offers further scope to carry out a loft conversion subject to the necessary consent. Hurst Street is a quiet tree-lined residential street which consists of mainly terraced pretty mid-Victorian properties. There are many restaurants and independent coffee shops/cafes as well as easy walking access to Brockwell Park with its iconic Lido. Well-located for transport at Herne Hill mainline train station (Thameslink and South Eastern trains) - the property is perfect for easy commuting to the City and West End as well as Brixton Tubeline which is a 20 minute walk. Many local schools such as St. Judes and Jessop Primary Schools and the Effra Early Years Centre nursery school on Effra Parade are close by.

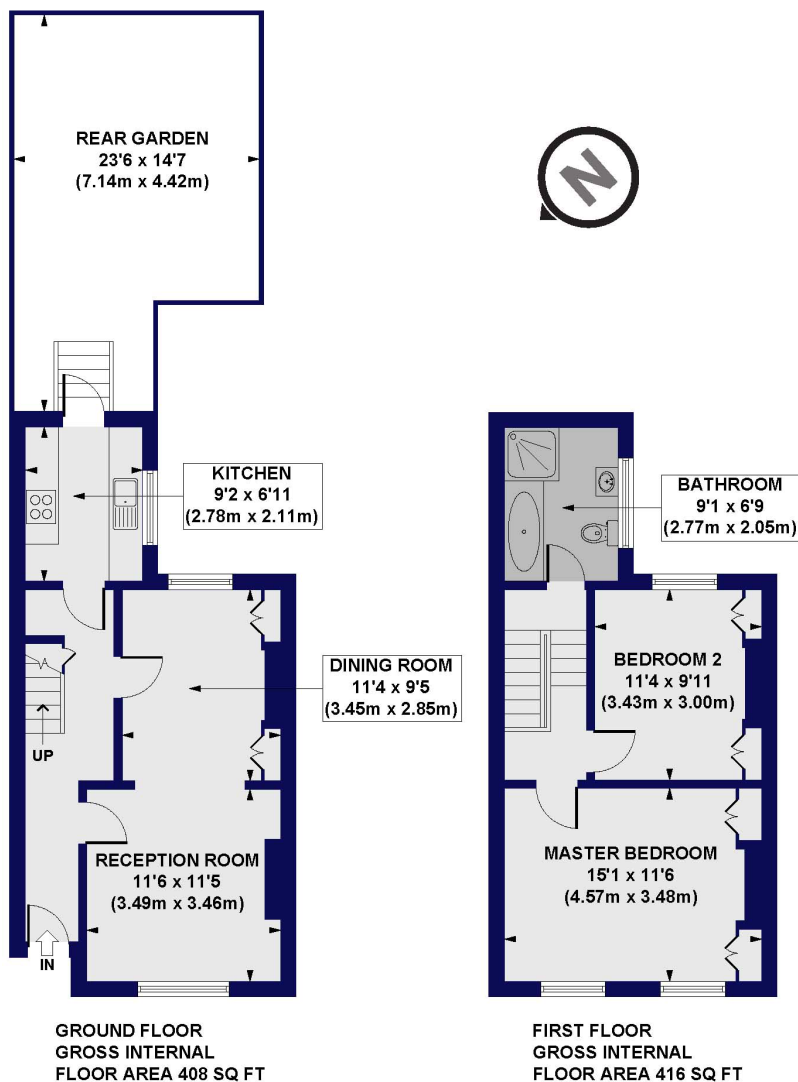
AT A GLANCE

- Victorian mid-terraced maisonette
- Spacious property, 820+ Sq. ft
- Entrance hall, dual aspect
- Double reception room
- Kitchen with garden access
- Secluded patio garden
- Family bathroom, bath, shower
- Two double bedrooms
- Potential loft conversion STPP.





Hurst Street, SE24
 Approx. Gross Internal Floor Area 823 sq. ft / 76.49 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	80
(55-68) D	56
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Tenure: Share of Freehold
Term: Expires - 17/07/2193
Council Tax Band: D

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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