



Shakespeare Road, SE24

Offers IEO: £1,425,000 *Freehold*



#### KEY FEATURES

- Victorian Terraced house
- Three Levels
- Four Double Bedrooms
- Family Bathroom with a Separate Shower Cubicle
- Shower Room
- Open-Plan Living - Family Room/Dining Room/Kitchen
- One/Two Reception Rooms
- Ample Storage
- Garden
- Freehold

Winkworth are delighted to present this beautifully co-ordinated, interior-designed living space; the entrance hall opens to a bright front reception room with wooden floors, a charming 'marble' fireplace with a wood burner and large double-glazed sash bay windows to the front. There is also a door which leads onto a second reception room, or it can be used as an additional bedroom and has built in shelving into the alcoves with a bespoke study desk design on one side. Located to the rear of this semi-open plan living area is the family bathroom with a freestanding bath with a shower overhead, a separate shower cubicle, a wash hand basin and a WC. Leading downstairs is the large open-plan family room/dining room/kitchen which is in excess of 39ft. The stunning extended shaker-style, bespoke fitted kitchen has a large granite worktop island with a "breakfast bar" unit & an integrated electric range cooker unit. There are also a range of beautifully painted wooden units for ample storage. A bay window is located to the front with window seats to complete this space. To the rear are large bi-folding and sliding doors which seamlessly interconnects with the contemporary- style landscaped rear garden with two patios and a laid lawn with planted beds. Standout features on this level are the glass roofed side extension which floods in plenty of natural light. There is also underfloor heating throughout this level and a study corner directly under the stairs. On the first floor, you will find three double bedrooms, two with fitted wardrobes and a shower room with a wash hand basin and a WC. On the landing there is also a loft hatch for additional storage. Shakespeare Road 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 Brixton tube station (Victoria line) - the property is perfect for easy commuting to the City and West End and close to several local schools.

Herne Hill

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Approximate Floor Area = 143 sq m / 1539 sq ft  
Including Limited Use Area (1.4 sq m / 15 sq ft)



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. (ID845429)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** E  
**EPC rating:** D

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