

## Old Bread House, Guernsey Grove, Herne

1 bedroom flat - purpose built for sale

£350,000

Leasehold

### Property Details

A bright and charming one double bedroom apartment. This lovely home in the Old Bread House has the Hovis sign standing proud on the exterior. This fantastic apartment is extremely bright and private owing to large windows and an elevated first floor position with no other apartments above. The inviting open-plan reception is no exception, with three South-West facing windows and lofty, vaulted ceilings promoting a bright and cavernous ambience suited to entertaining or relaxing. The contemporary kitchen neatly wraps around to maximise worktops and storage, providing a practical and appealing place to cook. This stunning room boasts the dimensions for a dining area in addition to the comfortable lounge. A serene yet spacious retreat, the bedroom features similar double-height ceilings to the reception, a beautiful room with two sash windows and a handy wardrobe nook. The bathroom has a bathtub plus overhead shower, ideal for a soak in the bubbles after a stroll around Brockwell Park. The icing on the cake is the loft space, ideal for storing away those lesser used belongings, keeping this charming home neat and tidy.

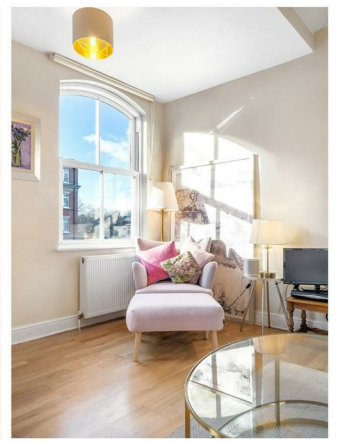
Council tax band B

EPC rating C (80)

### Features

- One double bedroom
- Incredibly bright and airy
- Double-height ceilings
- Beautifully presented
- Loft storage
- Shops on the doorstep
- Moments to Brockwell Park
- Central Herne Hill a four-minute stroll
- Brixton a fifteen-minute walk through the Park
- Chain-free





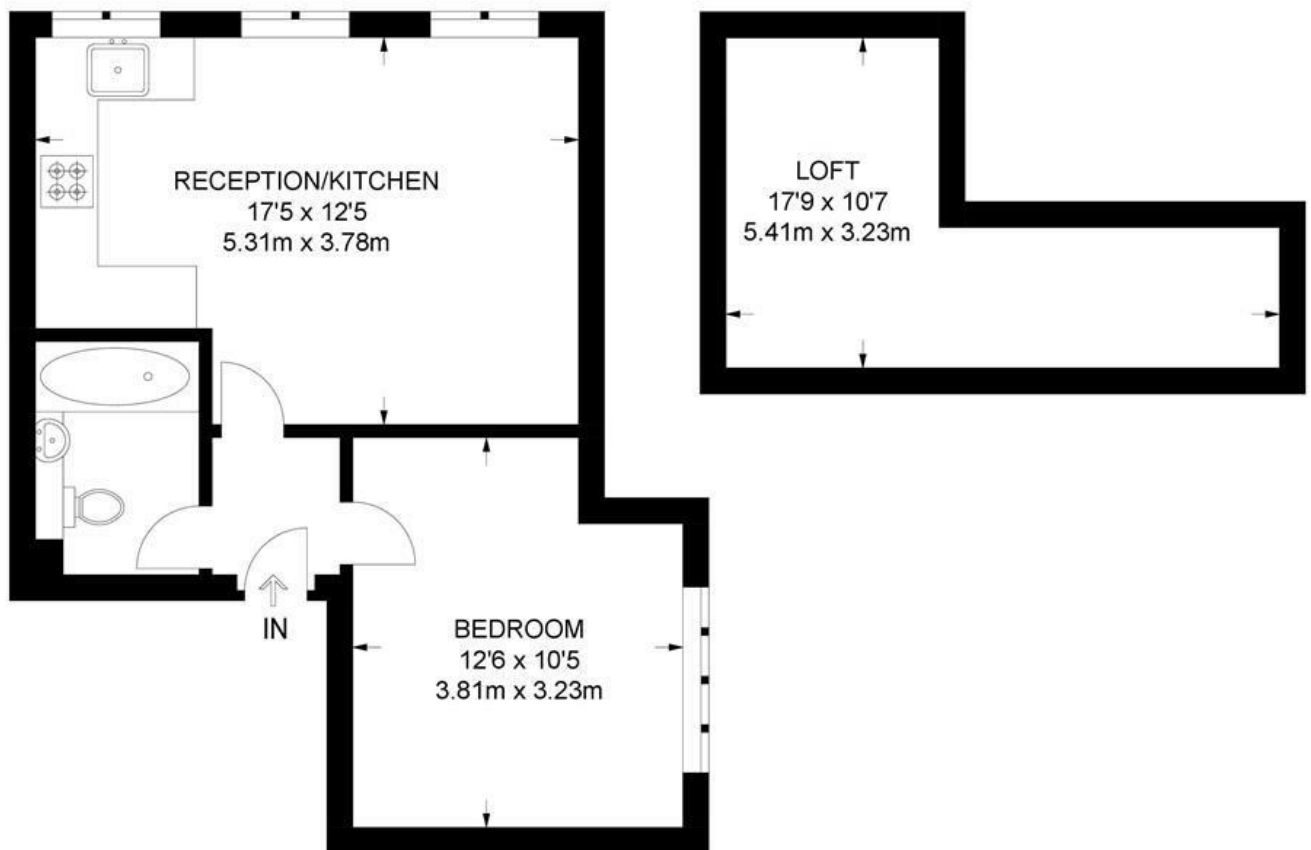
Old Bread House, Guernsey Grove, Herne Hill, SE24

## Old Bread House, SE24

### 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITH LOFT: **514 SQ FT / 47.7 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT LOFT: **393 SQ FT / 36.5 SQ M**



FIRST FLOOR



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.



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