



Shakespeare Road, Herne Hill, SE24

1 bedroom flat - conversion for sale

£425,000

Share of Freehold

Property Details

An exciting opportunity to refurbish a one bedroom garden flat within a Victorian conversion in the sought-after Poet's Corner, moments from Brockwell Park. Already benefitting from a new boiler, windows and French doors this property provides the opportunity for purchasers seeking to add their own stamp whilst not paying a premium for someone else's decorative tastes. The home benefits from an efficient layout designed to maximise the space. A spacious double bedroom is set behind a wonderful bay window overlooking the front garden of the building, with the quiet, neighbourly street beyond. Boasting generous proportions the reception room has double French doors leading to the garden. South-East facing the private garden is expansive, currently tiered this sun trap is ideal for those with green fingers to roll up their sleeves, or landscape into a low maintenance haven. The separate kitchen has space for ample storage, wrapping around to offer plentiful worktop space, equipped with a gas hob and a new boiler. The bathroom is conveniently set in the centre of the home, with the proportions on offer to accommodate a bathtub.

Council tax band C EPC rating C (72)

Features

- One double bedroom
- Large private garden South-East facing
- Victorian conversion
- Exciting opportunity to refurbish
- New boiler, windows and French doors
- Set in the desirable Poet's Corner
- Herne Hill a six-minute walk
- Brixton an eight-minute stroll
- Brockwell Park and Lido at the end of the road
- Share of freehold & chain-free



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1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **516 SQ FT / 47.9 SQ M**



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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