

## Railton Road, Herne Hill, SE24

2 bedroom flat - purpose built for sale

**£525,000**

Leasehold

### Property Details

The square footage on offer has been considerably utilised, resulting in fantastic room dimensions without wasting space on unusable hallways. The heart of the home is the bright and airy L-shaped open-plan reception. A large space that seamlessly flows from a cosy lounge, to a dining area and around to a high-quality, modern and integrated sleek gloss kitchen. The kitchen provides plenty of storage space and the room is perfect for hosting and entertaining guests, with two sets of French doors that flood the room with light whilst also providing a seamless transition onto the private terrace, boasting views of the surrounding area. Both bedrooms are well-proportioned doubles that offer a desirable level of privacy from each other, one with built-in storage. A luxurious, modern family-sized bathroom completes this delightful flat, which has been designed with modern living in mind.

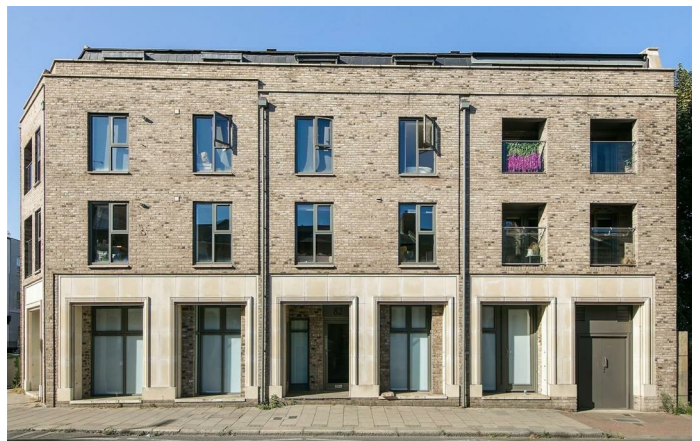
### Features

- Two double bedrooms
- Private terrace
- Immaculately presented
- Attractive modern development
- Bright and airy throughout
- Underfloor heating in bathroom
- Bike storage and additional communal courtyard
- Moments from Brockwell Park
- Short stroll to Brixton Station
- Sandwiched between Brixton and Herne Hill

Council tax band D

EPC rating B (84)



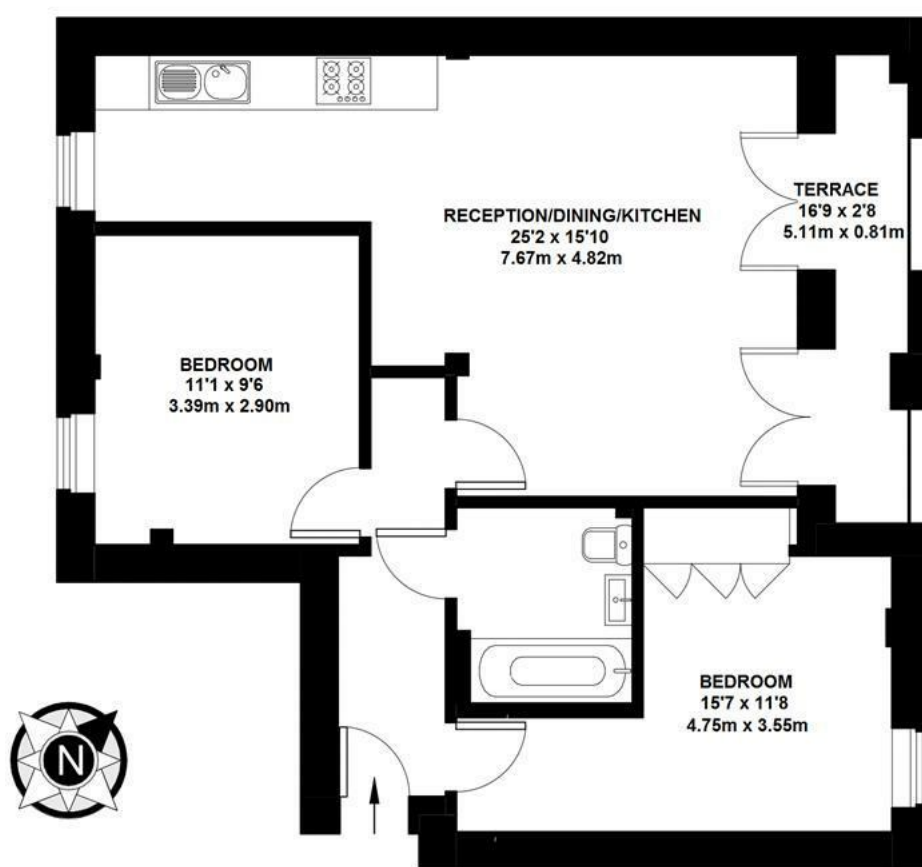


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**Railton Road, Brixton, SE24**

**2 Bedroom Flat**

Approximate internal area: **644 sqft 60 sqm**



**SECOND FLOOR**



While we do 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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