



**Hinton Road, Herne Hill, SE24**

2 bedroom flat - conversion for sale

**£495,000**

Share of Freehold

## Property Details

A charming and stylish two-bedroom Victorian apartment with access to a shared front garden, set within the desirable Ruskin community – a peaceful pocket renowned for its village-like atmosphere and neighbourly feel. Flooded with natural light, this beautifully presented home boasts high ceilings, period features and an elegant bay window in the reception, creating a wonderfully bright and airy living space. The room is thoughtfully arranged, with a cosy seating area centred around a feature fireplace, plus space for dining in the attractive bay. The open-plan layout flows into the kitchen, complete with classic cabinetry and modern appliances. Both bedrooms are peacefully positioned to the rear, separated for privacy, and finished with neutral décor and plush carpets for a calming ambience. The bathroom was stylishly renovated in 2020, with a luxurious walk-in rain shower and recent resealing for a fresh finish. Further benefits include a shared front garden and a full redecoration throughout, making this delightful home ready to move into immediately.

## Features

- Two bedrooms
- Shared front garden
- Victorian conversion
- Beautifully presented
- Bright ambience
- Set within the village-esque Ruskin community
- Ruskin Park, Brockwell Park and Herne Hill within a short walk
- Multiple overground stations in walking distance
- Brixton and the Victoria line nearby
- Share of freehold. Chain-free

Council tax band C

EPC rating D (64)





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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **608 SQ FT / 56.5 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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