



## Croxted Road, Herne Hill, SE24

2 bedroom flat - conversion for sale

£785,000

Share of Freehold

### Property Details

An outstanding architecturally designed two bedroom plus study, garden flat with a garden room, moments from Brockwell Park. There are few properties available with as many positive attributes as this spacious and unique property with a neutral base of beautiful parquet flooring and plywood bespoke fitted furnishings this fantastic home is brought to life with vibrant paintwork and decorative touches. The pièce de résistance is the fantastic open plan reception room to the rear, which makes use of all available space creating a fantastic hub in which to relax, dine and entertain. The bespoke kitchen is vast with plenty of storage within plywood cabinetry and a handmade splashback. The sizeable manicured garden has bespoke planters, patio and a studio at the end of the lawn, complete with electricity. Both double bedrooms are of similar proportions with bespoke plywood storage, conveniently set to opposing sides of the modern bathroom which is equipped with a shower over the bathtub. If all this weren't enough there is also a study, quietly overlooking the lightwell, plus brilliant storage in hallway cupboards and the cellar.

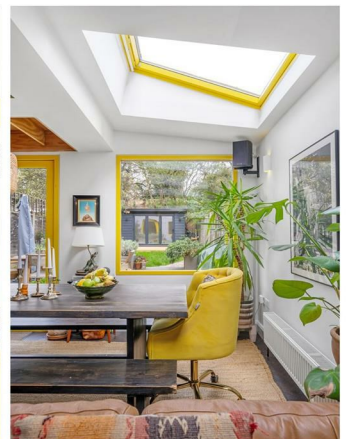
### Features

- Two double bedrooms plus a study
- Large private garden
- Garden room or office
- Period conversion
- Architecturally designed
- Moments to Brockwell Park
- Central Herne Hill a five-minute stroll
- ulse Hill a fifteen-minute walk
- Brixton within walking distance or a short bus ride
- Share of freehold

Council tax band C

EPC rating (null)









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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **888 SQ FT / 82.5 SQ M**

TOTAL AREA (INCLUDING OUTBUILDING): **968 SQ FT / 89.9 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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