

## Chaucer Road, Herne Hill, SE24

1 bedroom flat - conversion for sale

**£515,000**

Share of Freehold

### Property Details

A charming one double bedroom Victorian garden flat with a private terrace and a mature shared garden, complete with your own shed. Set on the ground floor of a handsome semi-detached Victorian house and accessed via its own private entrance, this elegant home blends period character with stylish modern touches. To the rear, a welcoming reception room features a fireplace, bespoke storage and French doors opening to the terrace and garden beyond. The shaker-style kitchen is well-equipped, with garden views and ample worktop space. The private terrace is ideal for al fresco dining, leading to a beautifully tended shared garden, perfect for relaxing or entertaining. The generous double bedroom enjoys a sash bay window, fitted wardrobes and soft carpets. Adjacent, a cleverly designed utility and study space includes a discreet laundry cupboard leading off the study area which is ideal for working from home. A sleek bathroom with bathtub and smart finishes completes this delightful property, offering comfortable living in a sought-after Victorian street.

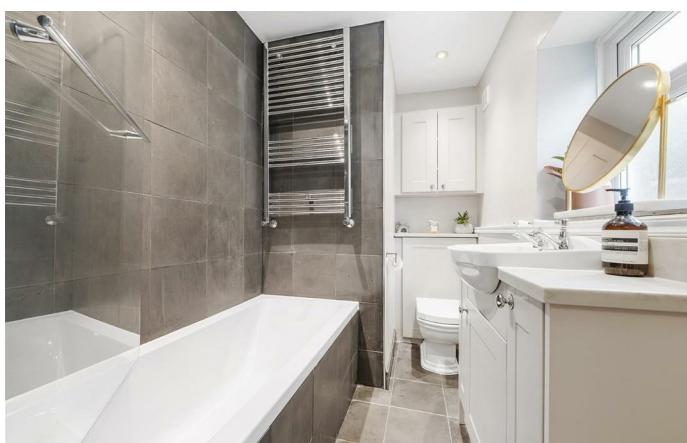
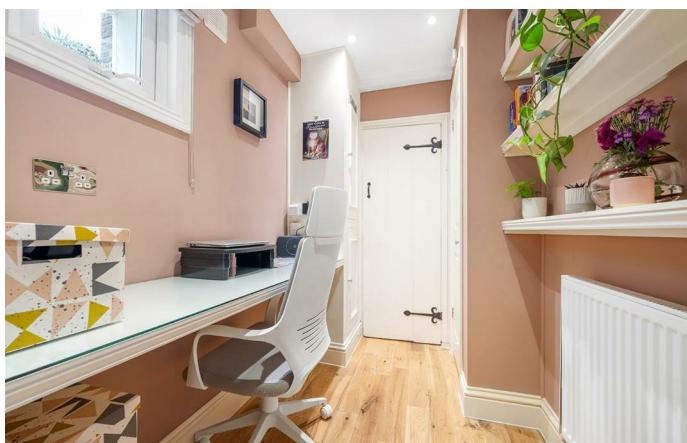
### Features

- One double bedroom
- Private terrace and large shared garden
- Victorian conversion
- Own private entrance
- Study area with separate utility
- Sought-after Poets Corner location
- Brockwell Park moments away
- Central Herne Hill with its village-esque vibe just a five-minute stroll
- Brixton a ten-minute walk
- Share of freehold

Council tax band C

EPC rating D (61)



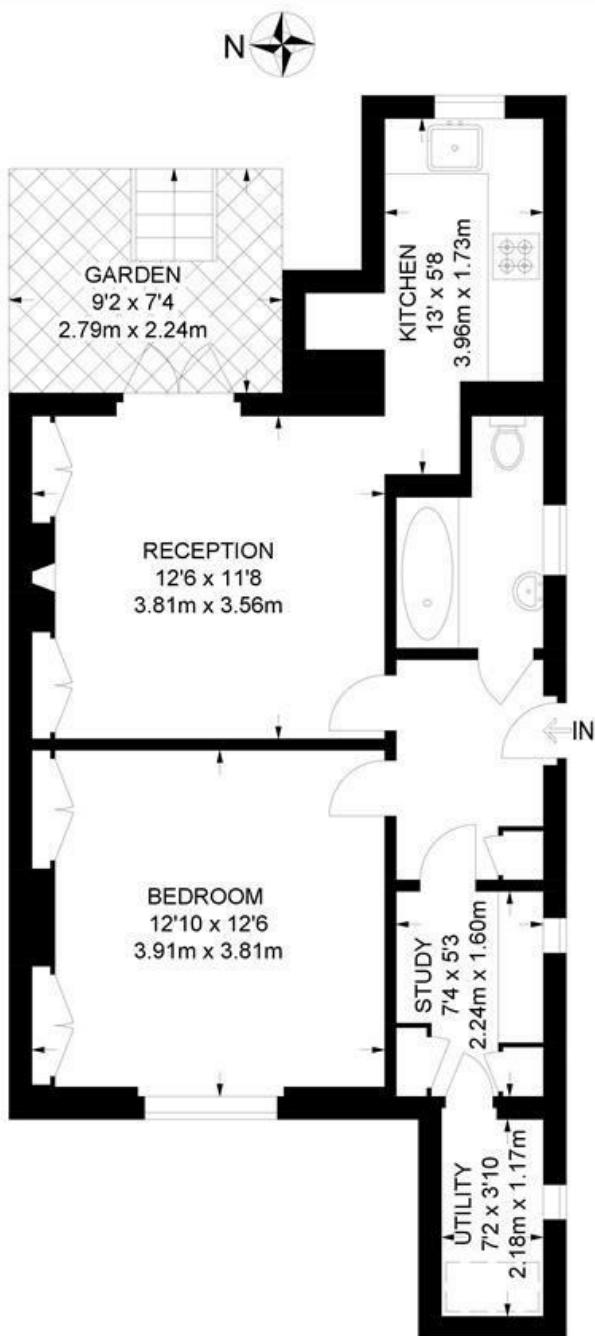


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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **551 SQ FT / 51 SQ M**



**LOWER GROUND 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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