



## Railton Road, Herne Hill, SE24

1 bedroom flat - conversion for sale

**£365,000**

Share of Freehold

### Property Details

A charming split-level one bedroom flat with London skyline views, arranged over the top two floors of a handsome Victorian conversion. Lovingly owned for over 16 years, this rarely available top-floor home spans over 600 square feet and is full of character and warmth. The impressive reception room features a working fireplace, perfect for cosy winter evenings, while the bright, airy layout provides ample space for lounging and dining. The kitchen, freshly repainted in soft green, is well-equipped with generous storage down both sides, and pleasant views from the sink. A neutral bathroom with a bathtub and overhead shower offers a relaxing retreat after a stroll in nearby Brockwell Park. Upstairs, the peaceful double bedroom, set above street level, enjoys far-reaching skyline views. Significant eaves storage keeps belongings neatly tucked away. The roof, newly replaced in December 2022, adds peace of mind, and the friendly community benefits from a Low Traffic Neighbourhood, a new new coffee shop and ice cream parlour, and excellent transport links. A fantastic opportunity for those seeking a well-located, characterful home.

Council tax band A      EPC rating D (55)

### Features

- One double bedroom
- Victorian conversion
- Split-level
- Stunning views
- Working fireplace
- Over 600 square feet
- Equidistant between Brixton and Herne Hill
- Short walk to the first stop on the Victoria line
- Brockwell Park in minutes
- Share of freehold









Railton Road, Herne Hill, SE24

## Railton Road, SE24

### 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITHOUT LOFT: 602 SQ FT / 55.9 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.

Railton Road, Herne Hill, SE24

