



## Railton Road, Herne Hill, SE24

2 bedroom flat for sale

**£435,000**

Leasehold

### Property Details

An enticing two double bedroom apartment on the popular Railton Road, equidistant to Brixton and Herne Hill, close to Brockwell Park, within the LTN. With over 600 square feet of internal space split over two floors, with a neutral finish throughout and a bright ambience, creating a homely feel. The reception has generous proportions, bathed in light from two sash windows. With high ceilings and an attractive fireplace, this sizeable room has space to lounge and dine. The separate kitchen has an ergonomic and social layout with ample storage and worktops wrapping around into a breakfast bar. A rarity for period conversions, both bedrooms are doubles of similar size, nestled peacefully to the rear on differing levels of the property. The neutral bathroom is equipped with both bath and overhead shower. There is an abundance of storage within three hallway cupboards. Early registration of interest advised.

### Features

- Two double bedrooms
- Victorian conversion
- Split over two floors
- Neutrally well-presented throughout
- Brixton a four-minute walk
- Herne Hill a seven-minute stroll
- Brockwell Park in under five minutes by foot
- Victoria Line and two overground stations
- Chain-free

Council tax band C

EPC rating C (73)



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APPROXIMATE GROSS INTERNAL AREA: **634 SQ FT / 58.9 SQ M**



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