



**Railton Road, Herne Hill, SE24**

**£599,950**

2 bedroom flat - conversion for sale

## Property Details

Two genuine double rooms, one on the first floor and the other peacefully tucked away on the second, overlooking the pretty garden, with large sash windows allowing natural light to filter in and create a lovely atmosphere throughout. The ample reception room occupies the front of the property, overlooking the charming Victorian terraced street. At the rear of the property, a functional kitchen with plenty of built-in storage options and space to dine. The kitchen opens out with large glass double doors, onto a private balcony and charming garden, which is becoming increasingly essential in current times. There is also a contemporary three-piece bathroom conveniently located on the first floor. The property boasts huge potential, there is a fantastic opportunity here to stamp your own mark in an area that provides the best of access to all localities. It will suit a multitude of buyers; anyone looking to share with friends or let the spare room, a convenient pied-a-terre or an ideal buy-to-let investment, in a sought after commuter area, moments from the green open spaces of Brockwell Park.

Council tax band D      EPC rating D (55)

## Features

- Two double bedrooms
- Victorian conversion
- Split-level
- Private balcony and garden
- Over 760 square feet of internal living space
- Brockwell Park is located at the end of the road
- Short walk to both Herne Hill and Brixton
- Fantastic transport links
- Chain-free



# Railton Road



## 2 Bedroom Flat

Approx internal area:

**763 sqft 71 sqm**

(EXCLUDING LOFT)

LOFT (NOT DEMISED) 35.39 SQ.M / 381 SQ.FT  
 INCLUSIVE TOTAL AREA 106.39 SQ.M / 1145 SQ.FT

While we do 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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