



**Rollscourt Avenue, Herne Hill, SE24**

2 bedroom flat to let

**£507 Per Week**

Part furnished

## Property Details

A stunning , spacious and bright two bedroom flat nestled in a lovely tree-lined avenue - situated within a fifteen minute walk of beautiful Brockwell Park. This property comprises a large open plan kitchen/reception room , two good sized bedrooms and a sleek modern bathroom. Having access to a green space is now more important than ever for our wellbeing – luckily, the lush, open spaces of the award-winning Brockwell Park are right next to the property, along with its iconic 1930's Lido and unrivalled sports facilities. A pleasant walk through the park will bring you to leafy Herne Hill, and all that this village-like neighbourhood has to offer, the location cannot be overstated. The property is located in one of South London's new hotspots with the pubs and restaurants of Herne Hill, the Sunday market and popular pedestrianised area around the train station all on your doorstep. Thameslink train services to Blackfriars, St Pancras and beyond to Luton, and a 10 minute service to Victoria make Herne Hill a well-connected area (for Luton and Gatwick airports, as well as, other areas of London). In the other direction Tulse Hill and West Norwood provide further amenities and shops, whilst Brixton is in walking distance, or a 10 minute bus ride.

## Features

- Newly refurbished property
- two double bedrooms
- Top floor property
- Open plan
- Sought-after location, a short walk from Brockwell park
- Herne Hill station is a seven-minute walk

**Council tax band C**      **EPC rating D (58)**







## Rollscourt Avenue

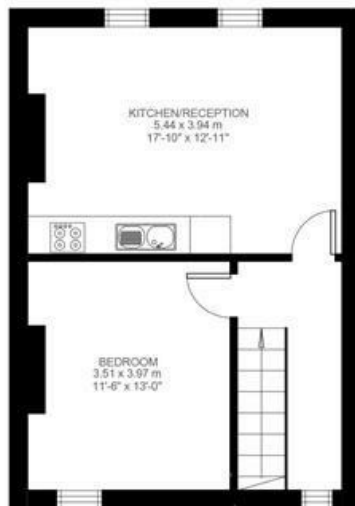
### 2 Bedroom Flat

Approx internal area:

**667 sqft 62 sqm**

(EXCLUDING EAVES STORAGE)  
EAVES STORAGE 43.45 SQ.M / 468 SQ.FT  
INCLUSIVE TOTAL AREA 105.45 SQ.M / 1135 SQ.FT

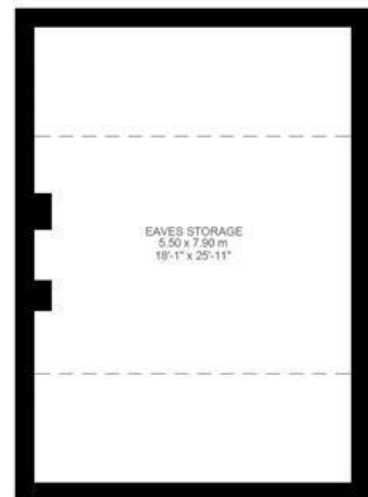
While we do try our very best,  
floor plans are produced as a  
guide only and we take no  
responsibility for the precise  
accuracy with which any  
property is represented



Second Floor



First Floor





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