



St. Faiths Road, Herne Hill, SE21

2 bedroom flat - conversion for sale

£575,000

Share of Freehold

Property Details

The open-plan reception arranged over the first floor is truly the heart of the home, with high ceilings, a beautiful feature fireplace and abundant natural light thanks to a large bay window at the front of the building. A comfortable lounge sits adjacent to a brilliant modern kitchen, complete with integrated appliances, plenty of storage options and enough surface space for even the messiest of home cooks, plus the appealing addition of a breakfast bar. Both bedrooms are very large doubles with high ceilings. There is abundant space for storage options, a large utility cupboard and work-from-home areas and the bedrooms sit adjacent to a high-quality, family-sized bathroom with a walk-in shower and separate bath tub. This attractive flat further benefits from access to a 42 metre garden, shared between the two flats in the building, an off-street parking space and a share of the freehold. There have been discussions between the freeholders to split the garden privately and further information can be provided on request. There is also substantial loft space that can be developed subject to necessary permission.

Council tax band B **EPC rating (null)**

Features

- Two large double bedrooms
- Period conversion
- Split-level and additional loft space
- Almost 900 square feet of internal space
- Immaculate condition
- Large shared garden with potential to be made private
- Off-street parking space
- Sought after location benefiting from access to Tulse Hill and Herne Hill
- Brockwell Park in easy reach
- Share of freehold and chain-free



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Approximate internal area: **881 sqft 82 sqm**

Approximate Loft

218 sqft 20 sqm

Approximate total internal area: **102 sqm 1098 sqft**



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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