



Romola Road, SE24
£675,000

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In general

- South facing rear garden
- Two double bedrooms
- Open plan reception/kitchen
- Quiet residential road
- Brockwell Park nearby
- Share of Freehold

In detail

We are delighted to offer to the market this two double bedroom garden flat set on Romola Road, a popular tree-lined residential road in Herne Hill.

The property is immaculately presented throughout and comprises a spacious reception room with modern bi-fold doors leading to the garden, open plan kitchen area with ample space to dine. The first double bedroom has a bay window to the front, and the second double bedroom has built-in wardrobes and double doors to the side return, there is a modern bathroom suite and cellar providing storage. To the rear is a private South facing paved rear garden with mature shrub & tree borders. The property further benefits from being a Share of Freehold. Early viewings are highly recommended.

The property is served by both Herne Hill (Victoria, Thameslink, Blackfriars) & Tulse Hill (London Bridge, Thameslink, Blackfriars) railway stations, and the vast expanse of Brockwell Park with its lido & cafe closeby. Central Herne Hill offers a popular range of restaurant & shopping amenities.

EPC: D | Council Tax Band: D | Lease: 106 Years Remaining | SC: As & When | GR: £200 pa | BI: TBC



Floorplan

Romola Road, SE24

Approximate Gross Internal Area = 76.3 sq m / 821 sq ft

Basement = 14.0 sq m / 151 sq ft

Total = 90.3 sq m / 972 sq ft



Ground Floor

Basement

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	73 C
39-54	E		
21-38	F		
1-20	G		

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