



Herbert Mews, SW2  
£465,000

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# In general

- Good size reception room
- Two bedrooms
- En-suite shower room & main bathroom
- Private gated development
- Close to transport links
- Access to Brockwell Park

# In detail

A well presented two bedroom third floor purpose built flat forming part of the Brockwell Park development which has direct access to the vast expanse of Brockwell Park with its cafe & lido.

The property is immaculately presented throughout and comprises a 19ft x 12ft reception room with juliette balcony, stylish kitchen with a range of wall & base units and integrated appliances, the principal bedroom has built in wardrobes and an en-suite shower room, there is a second bedroom and main bathroom.

Local bus routes traverse Tulse Hill and railway links can be found in Brixton centre, Tulse Hill & Herne Hill.

Central Herne Hill offers a host of popular restaurant & shopping amenities. Offered with no onward chain.

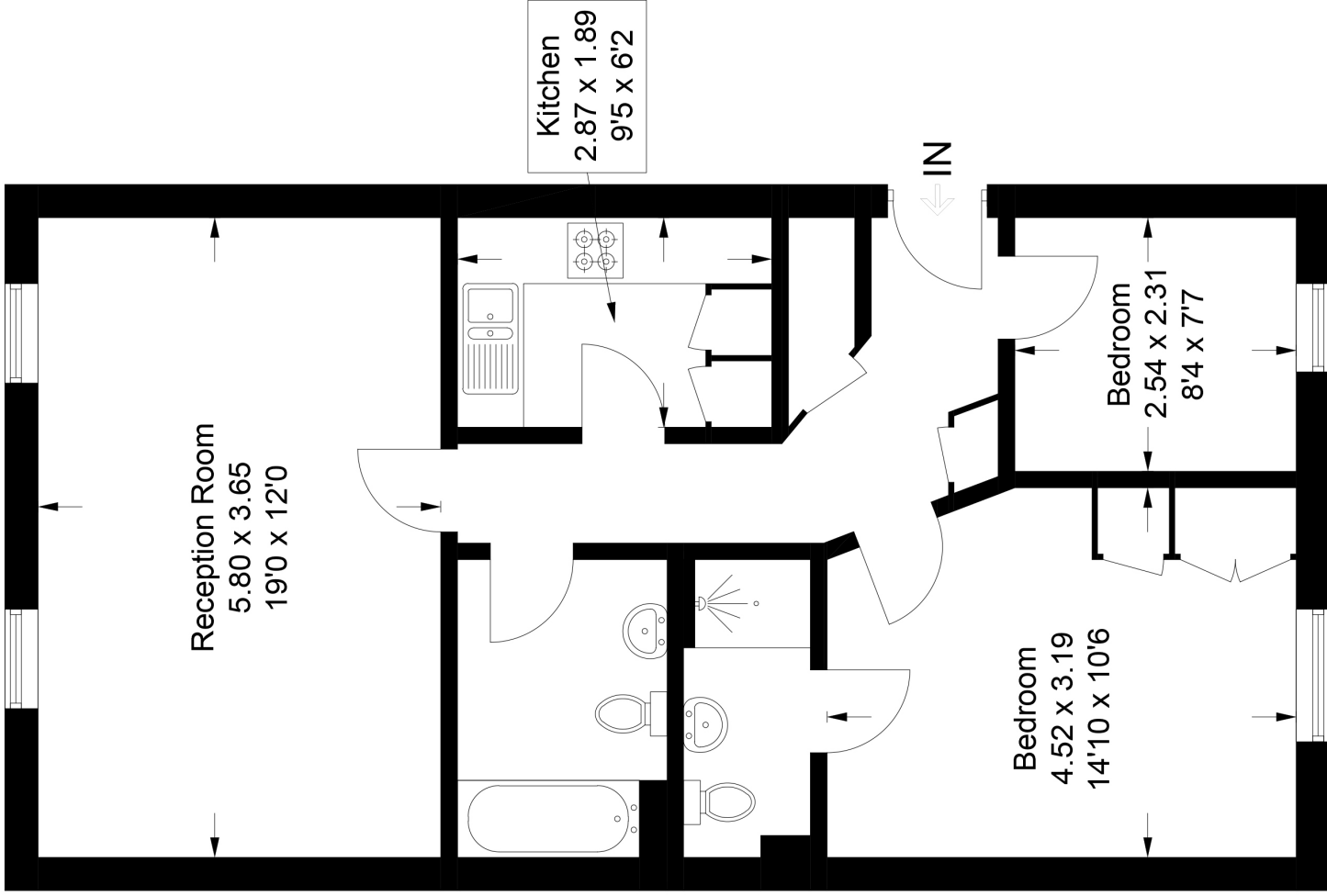
EPC: D | Council Tax Band: D | Lease Term Remaining: 102 Years | GR: £220 | SC: £2,200 pa | BI: Incl in SC



# Floorplan

## John Conway House, SW2

Approximate Gross Internal Area = 66.2 sq m / 712 sq ft



## Third Floor

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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	64 D	78 C
39-54	E		
21-38	F		
1-20	G		

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