



MILKWOOD ROAD, SE24  
**£650,000 SHARE OF FREEHOLD**



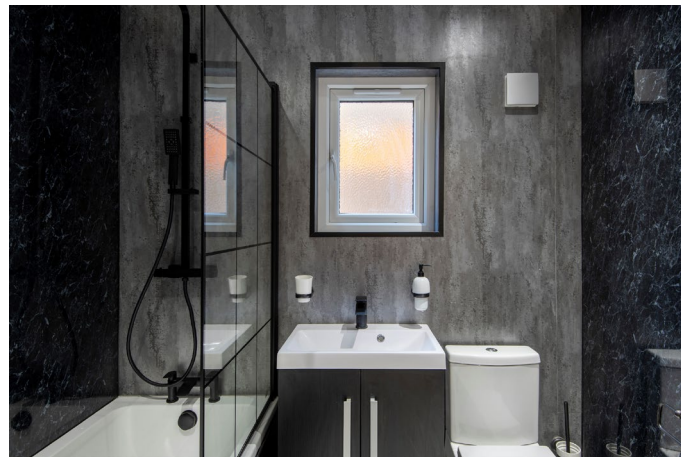


## MILKWOOD ROAD, SE24

**We are delighted to offer for sale this immaculate, two double bedroom (with a private garden) period conversion apartment in a sought-after location by Herne Hill.**

We are delighted to present this raised ground floor Victorian conversion located in Herne Hill. This property briefly comprises of a bright open-plan kitchen/reception/diner with a square bay window to front. The kitchen is equipped with the usual appliances including a dishwasher, microwave and a breakfast bar with quartz worktops. The luxury modern bathroom has a shower over the bath, a wash hand basin and a WC. Located to the rear are two double bedrooms with engineered wood floors with French doors giving access to the gravelled garden. The property is double glazed and has plenty of ample storage throughout with the addition of a utility room. The gravelled garden has a very useful side access, and this space is perfect for summer entertaining and al-fresco dining.

Milkwood Road is a quiet tree-lined residential street which consists of mainly terraced pretty mid-Victorian properties. There are many restaurants and independent coffee shops/cafes as well as easy walking access to Brockwell Park with its iconic Lido. Well-located for transport at Herne Hill mainline train station (Thameslink) - the property is perfect for easy commuting to the City and West End and close to several local schools. The property is chain free and early viewings are recommended.



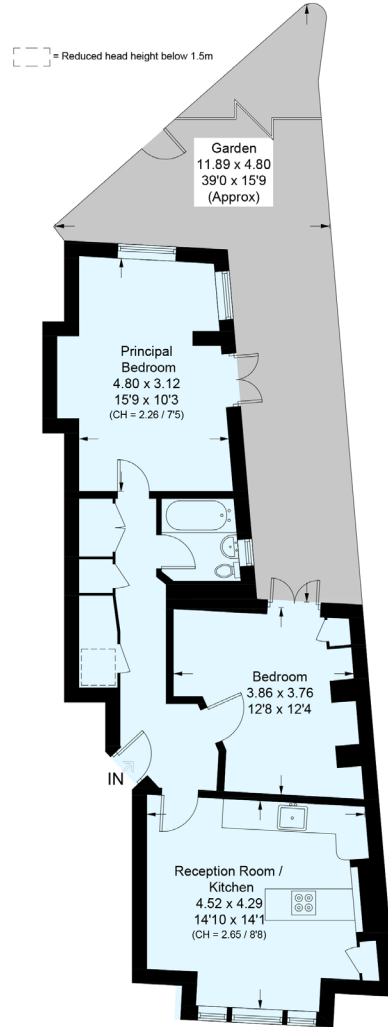
## LOCATION

Herne Hill



# Milkwood Road, SE24

Approximate Floor Area = 61.7 sq m / 664 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)



**Raised Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID906638)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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