



**KERIN HOUSE, MILKWOOD ROAD, SE24**  
**£565,000 LEASEHOLD**

**Winkworth**



## KERIN HOUSE, MILKWOOD ROAD, SE24

This well presented two double bedroom apartment with balcony is ideally located in Herne Hill within walking distance of Herne Hill station and just a short walk to the lovely Brockwell Park.

Available exclusively through Winkworth we are delighted to offer for sale this immaculate two double bedroom (one with a fitted wardrobe) apartment in excess of 689 Sq. ft. The property comprises of a large open-plan kitchen/reception room with wood flooring giving you access to a good size south facing, decked balcony perfect for in/out entertaining - there is access to the balcony from the second double bedroom. There is also a modern bathroom and a fitted storage in the hallway. The flat is finished to a high standard throughout and benefits from ample wall and base units and the usual integrated appliances. The property benefits from a landscaped communal roof terrace which has uninterrupted views of London. The property is ideally located for Brockwell Park and Herne Hill Village which offers a wide range of shops, bars and cafes as well as excellent transport links to London Victoria and Blackfriars/Farringdon.

### AT A GLANCE

- Modern Development
- Second floor
- Two Double Bedrooms
- Open - Plan Kitchen/Reception Room
- Modern Bathroom
- Ample Storage
- South Facing Balcony
- Long Lease
- Chain Free
- Sole Agent

### LOCATION

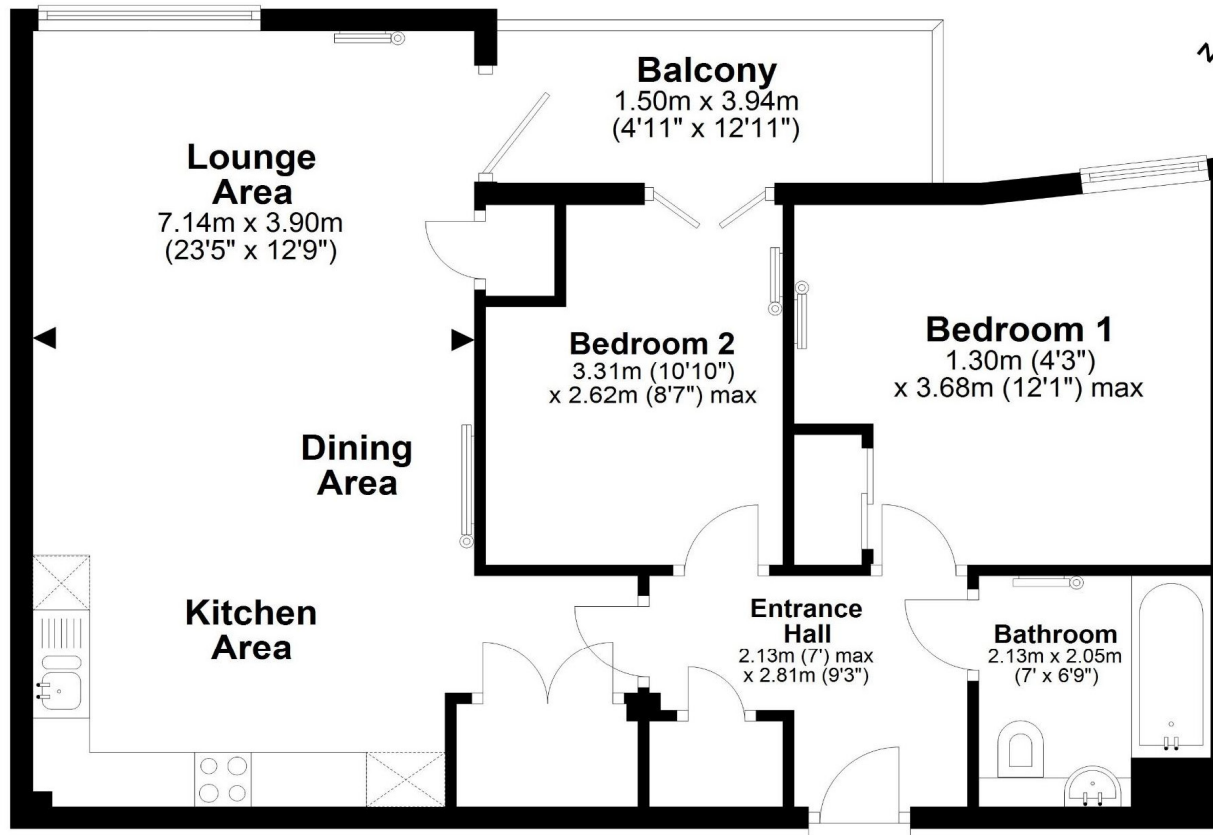
Herne Hill





# Top Floor Flat

Approx. 64.1 sq metres (689.6 sq feet)



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Rennalls or any representative of Oliver Rennalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Rennalls Date Prepared - February 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	87	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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