



**Effra Parade, Herne Hill, SW2**

3 bedroom flat - purpose built for sale

**£495,000**

Leasehold

## Property Details

A beautiful three bedroom flat with a South-East facing terrace and secure entrances on Effra Parade and Chaucer Road. The reception is generous with space to lounge and dine. Bathed in natural light from large windows, plus a patio door to the private terrace. Enjoying a South-East facing aspect the terrace is the ideal low-maintenance space, with the opportunity to dress with plants and light features. The kitchen features a window into the reception, ideal for serving or conversing whilst you cook. The kitchen wraps around, maximising worktop and storage space with contemporary cabinetry. All three bedrooms have large windows and built-in wardrobes, two of the bedrooms are particularly comfortable doubles, whilst the third is a versatile space, currently a charming office easily repurposed to suit needs, with space for a double bed. The bathroom has both bathtub and overhead shower, attractive basin and a heated towel rail. The WC is adjacent, alleviating busy morning routines. Three capacious hall cupboards provide more storage. If all this weren't enough, there is parking available on the drive.

## Features

- Three bedrooms
- Private South-East facing terrace
- Secure purpose built
- Over 775 square feet
- Quietly tucked away
- Permit parking available
- Moments to Brockwell Park
- Herne Hill station an eight-minute walk away
- Brixton tube station a twelve-minute stroll away
- Multiple day and night buses

Council tax band B    EPC rating D (62)



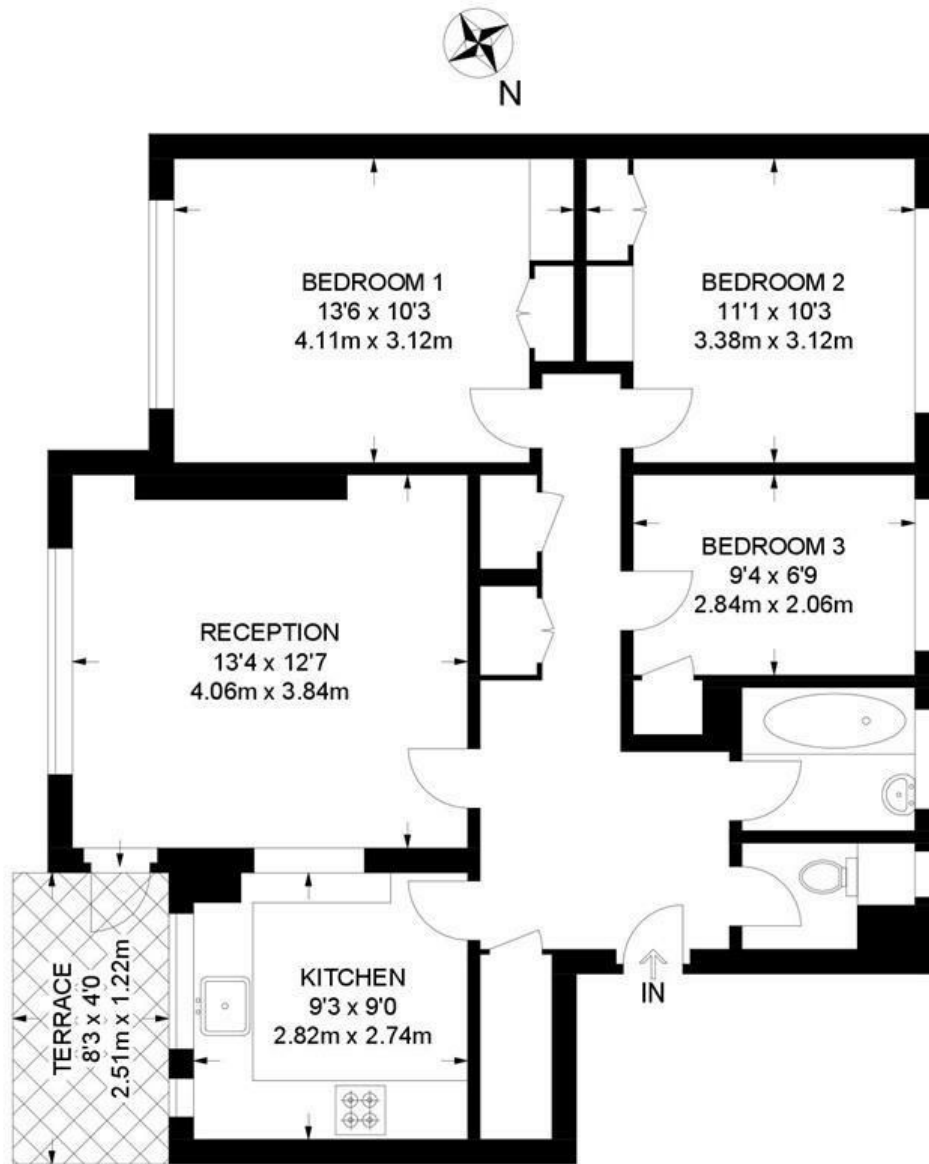


Effra Parade, Herne Hill, SW2

## Effra Parade, SW2

### 3 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 785 SQ FT / 72.9 SQ M



**SECOND FLOOR**



While we 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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