



Peabody Cottages | Herne Hill | SE24

Freehold

£765,000

- Two bedrooms
- Garden
- Large bathroom
- Open plan living space
- Wooden Floors
- Double Glazing
- Brockwell Park
- Herne Hill Train Station
- Local amenities
- Farmers Market

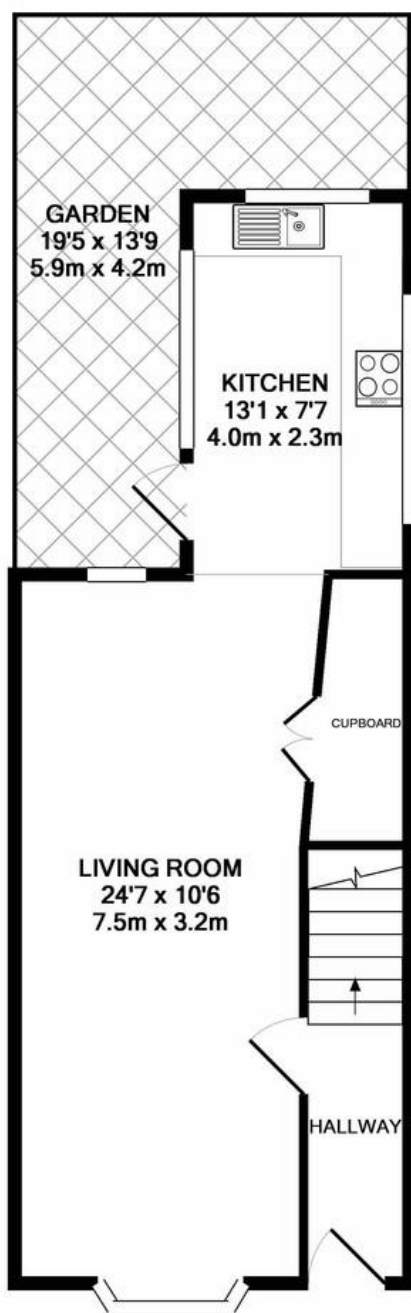


Period style cottage located in this popular private cul-de-sac, with residents parking. Built in 2015, in keeping with the surrounding houses, this is a end of terrace house situated in the Rosendale Road conservation area and only a short stroll from Brockwell Park. Two double bedrooms, large family bathroom, and a modern fitted kitchen with double glazing throughout. The house has wooden floors, a large windows at the front and back of the property which provide an abundance of natural light. There is also a spacious and well-kept garden to the rear. Walking distance to Herne Hill where excellent transport links can be found as well as shops and cafes. Rosendale Primary school is within easy reach. A terrific area for young families.

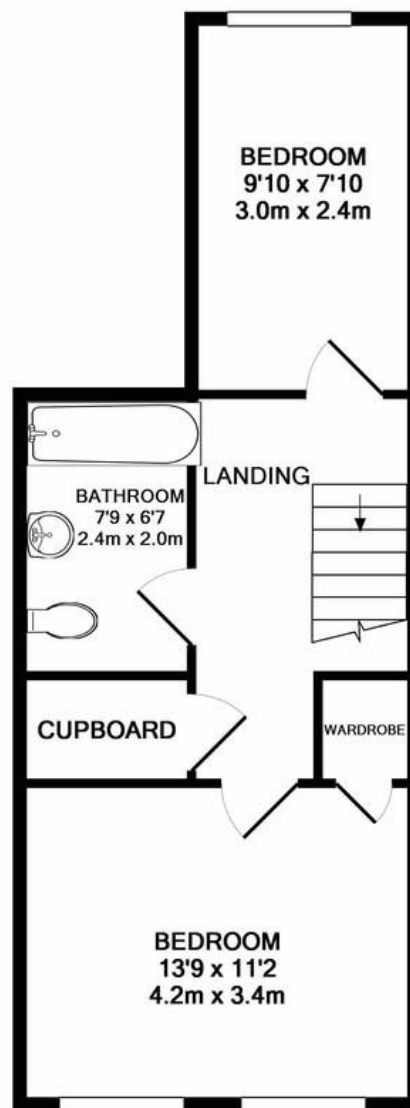




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



GROUND FLOOR



1ST FLOOR

## Viewing Arrangements

Strictly by appointment

## Contact Details

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TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.8 SQ.M.)

Every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.