



# HOLLINGBOURNE ROAD

Herne Hill, SE24



## EXCEPTIONAL DOUBLE-FRONTED PERIOD HOME

A handsome double-fronted five-bedroom, three bathroom, Edwardian family home on a quiet road in the coveted Herne Hill.

   EPC  
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Local Authority: London Borough of Southwark  
Council Tax band: G  
Tenure: Freehold

Guide Price: £2,500,000



## THE LOCAL AREA

Hollingbourne Road is ideally positioned within the desirable "North Dulwich triangle" area of Herne Hill, perfectly placed for transport links, green spaces and excellent schools. North Dulwich Station (0.4 miles) provides frequent services to London Bridge, while Herne Hill Station (0.3 miles) offers direct connections to London Victoria and London Blackfriars. A wide choice of local bus routes also serve the area. The neighbourhood is renowned for its outstanding education options. Excellent state schools include Judith Kerr Primary School, Dulwich Village Infants' School, Dulwich Hamlet Junior School and The Charter School North Dulwich. Prestigious independent schools such as Herne Hill School, James Allen's Girls' School, Alleyn's School, Dulwich College and Dulwich Prep are all within easy reach. Sunray Gardens, Brockwell Park, with its famous Lido, Dulwich Park and Ruskin Park are all nearby, as are the cafes, boutiques and amenities of Herne Hill and Dulwich Village.







## HOLLINGBOURNE ROAD

Positioned along one of the most sought-after roads in Herne Hill, this elegant double-fronted Edwardian house offers exceptional family accommodation which has beautifully extended and meticulously updated by the current owners.

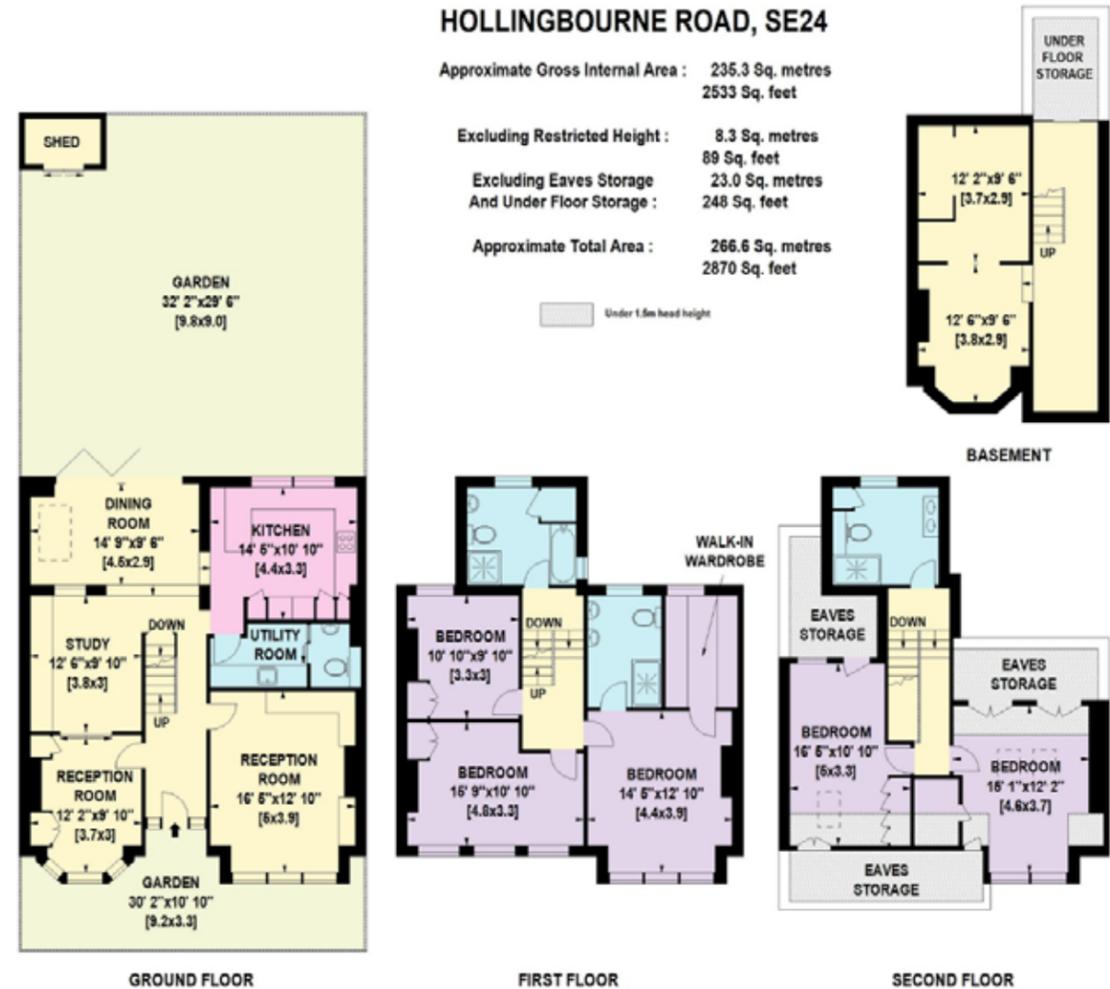
Behind the attractive stained glass front door, a generous central hallway sets an impressive tone, featuring original tiled flooring, soaring ceilings and intricate period cornicing.

To one side, a sophisticated formal reception room enjoys bespoke cabinetry and a striking feature fireplace, creating an inviting space for entertaining. Across the hall, a second reception room offers a relaxed family living area, seamlessly connecting to a study zone and flowing through to a superb kitchen/dining room spanning the full width of the house. Bifold doors open onto the south-facing terrace and landscaped garden, forming an effortless indoor-outdoor living and entertaining space.

A utility room, guest cloakroom and cellar storage further enhance the practicality of the home.

Arranged over the upper floors are five bright, well-proportioned bedrooms and three stylish bathrooms, including a luxurious principal suite complete with a dedicated dressing room and contemporary en-suite bathroom.





Approximate Gross Internal Area = 235.3 sq m / 2,533 sq ft (Excluding Restricted Height & Eaves Storage)  
 Restricted Height = 8.3 sq m / 89 sq ft | Restricted Eaves Storage & Under Floor Storage = 23 sq m / 248 sq ft | Approximate Inclusive Total Area = 266.6 sq m / 2,870 sq ft

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. (ID767266)



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