

Herne Hill Road,
Herne Hill
SE24







The welcoming entrance hall with high ceilings, ornate cornicing and decorative pediments, leads to a front aspect living room with a beautiful feature fireplace and a wonderful bay window.

Adjacent is a further double aspect reception which opens up to a formal dining space as well as a conservatory area and ground floor cloakroom.

To the rear is a spacious kitchen/breakfast room with views on to the secluded rear garden.

Upstairs are five well proportioned, bright and airy bedrooms as well as a family bathroom and separate WC.

Additionally, there is plenty of room in the loft with scope to convert, subject to the usual consents.

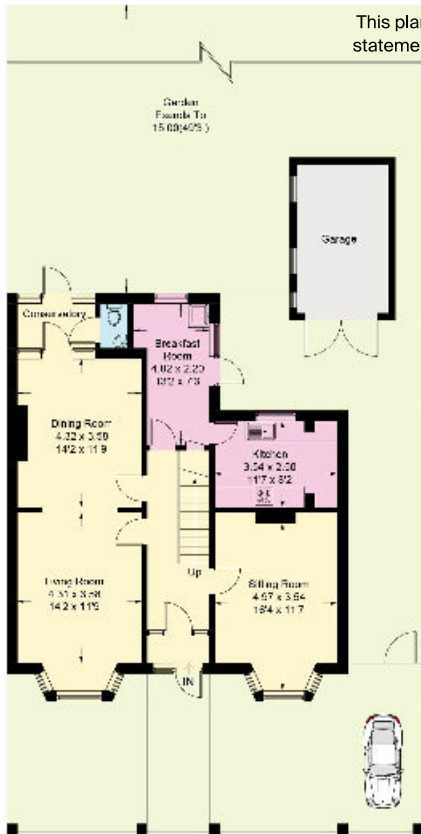
The property also benefits from a brick built detached single garage with side access and private off street parking.



Bursting with an array of period features, this wonderful Edwardian double fronted five bedroom family home is fantastically located.

Approximate Gross Internal Area = 167.1 sq m / 1799 sq ft
 Loft = 47.7 sq m / 513 sq ft
 Garage = 11.4 sq m / 123 sq ft
 Total = 226.2 sq m / 2435 sq ft

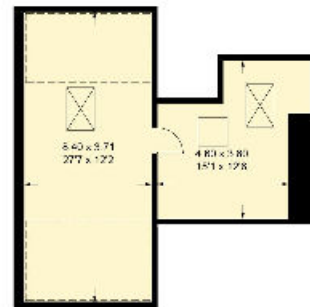
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Ground Floor



First Floor



Loft



Location

With views of the historic Carnegie Library, this home is ideally located near to the boutiques, restaurants and cafes of Dulwich Village, Herne Hill, East Dulwich, Camberwell and Brixton. There are plenty of green open spaces nearby such as Ruskin Park, Brockwell Park (with its famous lido), Herne Hill velodrome, Dulwich Golf Club and many more!

Various highly regarded state schools can be found nearby including Dulwich Village Infant School, Dulwich Hamlet Junior School and The Charter School North Dulwich as well as world renowned independent schools including Alleyn's, James Allen's Girls School and Dulwich College.

North Dulwich Station is close by (0.6 miles) with overground services to London Bridge. Denmark Hill Station (0.6 miles) and Herne Hill station (0.8 miles) also provide overground services to London Victoria, London Blackfriars, London Farringdon and St. Pancras International. There are also bus links to Brixton Underground, Euston and Liverpool Street.

All distances are approximate.

Tenure

Freehold

EPC

E

Guide price

The guide price is available on request

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2021. Photographs and videos dated March 2021.

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