



Fawnbrake Avenue, Herne Hill **SE24**





Description

This very attractive Edwardian home offers a stylish combination of period features and contemporary living.

The inviting entrance hall leads to a front aspect reception room with plenty of period features such as a central fire place, large bay window and high ceilings. At the centre of the property is a further reception room, currently configured as a home office. To the rear is a sociable open plan kitchen dining area with plenty of built in storage and French doors that open on to the enchanting mature rear garden with a summer house. Of note is access to a cellar, perfect for storage.

Spread across the first and second floor are five well proportioned bright and airy bedrooms including an impressive principal bedroom spanning to entire second floor with an en suite bathroom.

Location

Fawnbrake Avenue is an attractive and sought-after residential street in Herne Hill. There are excellent connections to the City, Canary Wharf, West End and central London via Herne Hill Rail Station (0.6 miles), North Dulwich Rail Station (0.7 miles), Loughborough Junction Rail station (0.5 miles) and Denmark Hill Rail station (0.7miles). There are also numerous nearby bus routes.

Brockwell Park, with its famous Lido, Dulwich Park, Sunray Gardens and Ruskin Park are all nearby, as are the cafes, boutiques and amenities of Herne Hill and Dulwich Village.

A wealth of highly regarded state and independent primary and secondary schools are close at hand, including Judith Kerr Primary, The Charter School, Herne Hill School, James Allen's Girls' School and Alley's School.

All distances are approximate.

EPC: C

Council Tax Band: F

Tenure: Freehold

Local Authority: Lambeth Council









Approximate Gross Internal Area
 Ground Floor = 75.4 sq m / 812 sq ft
 First Floor = 75 sq m / 807 sq ft
 Second Floor = 31.1 sq m / 335 sq ft
 Basement = 7.9 sq m / 85 sq ft
 Reduced Headroom / Eaves = 13.0 sq m / 140 sq ft
 Summer House = 5.7 sq m / 61 sq ft
 Total = 208.1 sq m / 2240 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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