



HERNE HILL ROAD, SE24  
£1,050,000 FREEHOLD

## A VICTORIAN ELEGANCE IN THE HEART OF HERNE HILL: A SEMI-DETACHED SANCTUARY OF STYLE AND CONVINIENCE

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

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## DESCRIPTION:

Nestled in a prime location with convenient access to the vibrant communities of Herne Hill, Loughborough Junction, Dulwich Village, Denmark Hill, Brixton, and the serene Ruskin Park, this elegantly presented property epitomises classic charm paired with modern living. The house is beautifully articulated with a traditional brick façade of warmth and character, making it an appealing choice for those seeking a tasteful residence in a lively yet tranquil part of London.

Inside, the property boasts a series of well-appointed rooms characterised by clean, crisp finishes and abundant natural light. The ground floor hosts spacious reception rooms that provide a flexible layout ideal for both relaxation and entertaining and with original period features. The kitchen, modern and thoughtfully laid-out, features contemporary fittings and overlooks a picturesque rear garden that serves as a tranquil retreat from the city buzz. The upper floors, the bedrooms offer peaceful sanctuaries with ample space and soothing décor and two with original working fireplaces. The principal bedroom, particularly generous in size, offers comfort and elegance with two large windows flooding the room with daylight. The additional bedrooms also provide excellent accommodation, each with unique touches and views over the gardens, suitable for family, guests, or home office. The family bathroom combines functionality and style with sleek, modern fixtures and a spacious layout. One of the jewels of this property is the enchanting rear garden. Lush and mature, it is meticulously maintained with a variety of plants and seating areas, perfect for outdoor dining or enjoying quiet moments in nature.

This residence is a superb opportunity for anyone who wants a tastefully modernised home that retains its period charm, all within reach of some of the best amenities London has to offer. Whether it's the local cafes, robust shopping options, or proximity to major transport links, this property truly sits at the heart of convenience and culture.

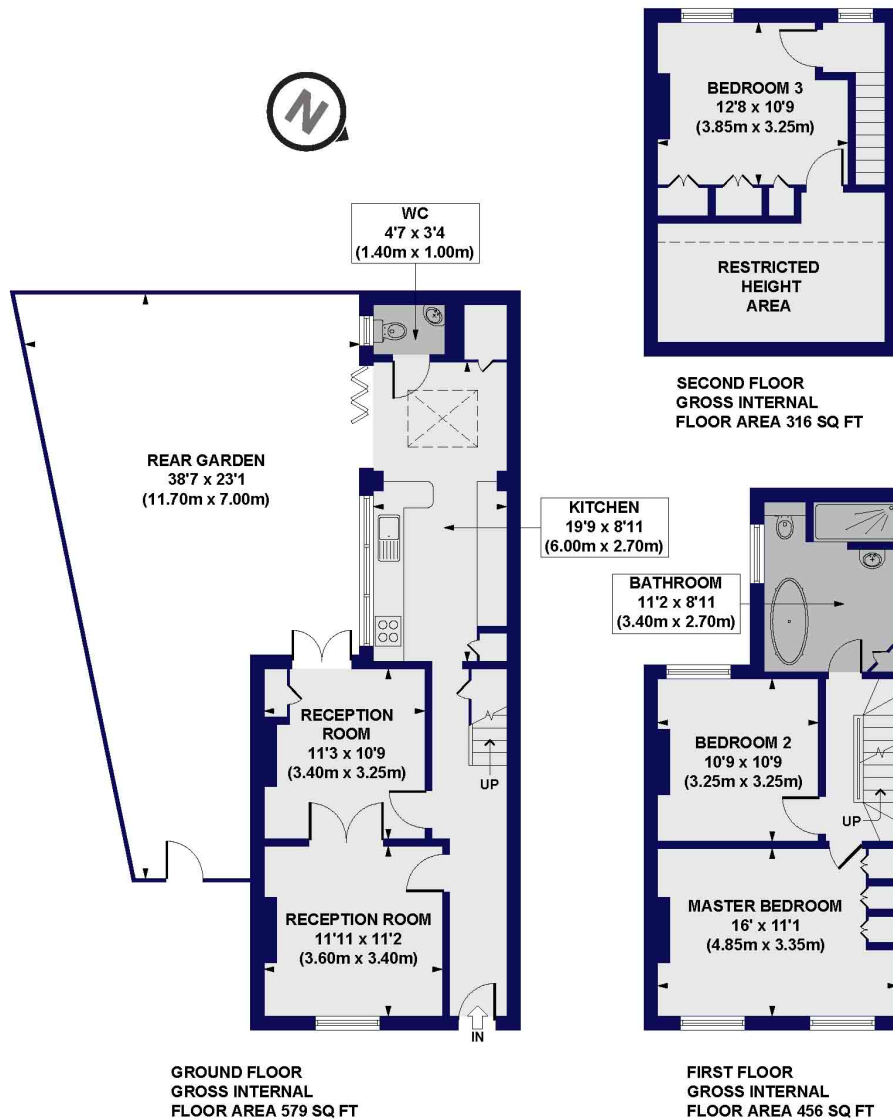




# Herne Hill Road, SE24

Approx. Gross Internal Floor Area 1351 sq. ft / 125.55 sq. m (Including Restricted Height Area)

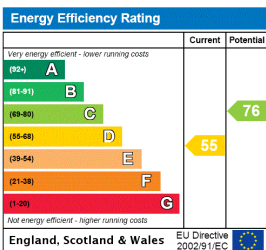
Approx. Gross Internal Floor Area 1252 sq. ft / 116.35 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

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