



GUBYON AVENUE, SE24
£500,000 SHARE OF FREEHOLD

CHARMING SPLIT-LEVEL FLAT IN THE HEART OF HERNE HILL

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

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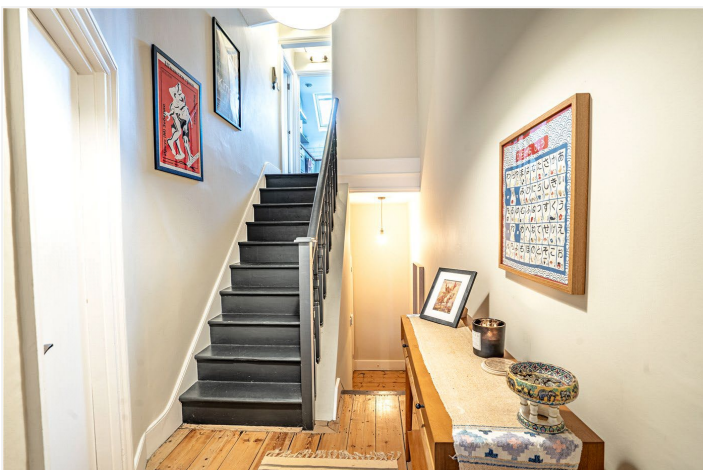


DESCRIPTION:

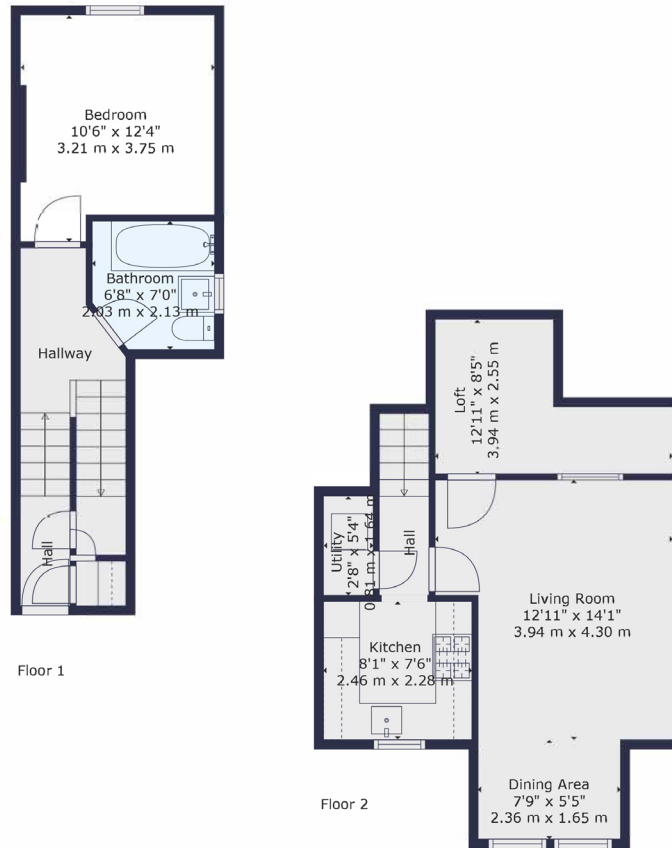
Nestled on a beautiful tree-lined avenue in the heart of Herne Hill, this charming split-level flat offers a perfect blend of period charm and modern living. Ideally located within walking distance of Herne Hill station, North Dulwich station, and the lush expanses of Brockwell Park with its iconic Lido, the property is perfectly positioned for both convenience and leisure.

Set across the upper floors of an impressive Victorian conversion, the property features a spacious reception and dining room, bathed in natural light from large sash windows. With ample room for both relaxing and entertaining, this inviting space retains its characterful appeal with natural wood flooring and tasteful decor. The separate kitchen, situated under a large velux window, offers a bright and practical layout with sleek countertops, modern appliances, and plenty of storage.

The generous double bedroom serves as a peaceful retreat, while a well-appointed bathroom enhances the overall sense of comfort. Additional storage can be found in the loft space, and a separate utility room provides added practicality.







Floor 1

Floor 2

TOTAL: 649 sq. ft, 60 m²
 FLOOR 1: 273 sq. ft, 25 m², FLOOR 2: 376 sq. ft, 35 m²
 EXCLUDED AREAS: LOW CEILING: 25 sq. ft, 2 m²

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 Winkworth. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 960 year and 11 months

Council Tax Band: C

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.

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