

**HARVEY &
WHEELER**
ESTABLISHED 1855

42 FRANKFURT ROAD
HERNE HILL SE24 9NY



Thoughtfully redesigned by local interior architect Laura Stephens, this attractive Edwardian home enjoys a south-west facing garden and blends period elegance with contemporary family living. The property is ideally located for outstanding schools and the amenities of Dulwich Village and Herne Hill.

The home spans approximately 1,457 sq ft (135.36 sq m) of well-proportioned living space, excluding eaves and garden shed.

The ground floor comprises an elegant front reception room with a wide bay window and wood burner set within a tiled fireplace. To the rear is a spacious, light-filled open-plan kitchen and dining area, enhanced by three skylights. This space includes a pantry, utility room, underfloor heating, and bi-fold doors opening onto a paved terrace and garden, perfect for outdoor entertaining. A cloakroom/WC completes this floor.

The first floor hosts a stylish principal bedroom with bespoke fitted wardrobes and a characterful cast iron fireplace with tiled surround, alongside a second double bedroom and a contemporary family bathroom featuring an inset bath and walk-in shower.

The second floor offers a third double bedroom with built in cupboards and eaves storage, complemented by a separate shower room, providing flexible accommodation for guests, older children or home working.

Further highlights include a recently replaced roof, tiled to the front and fibreglass to the rear; and smart wooden bike/bin stores to the front, finished with an environmentally friendly sedum roof.

A refined period home in a highly sought-after location, offering space, light and modern comfort in equal measure.

Freehold. EPC Rating C. Tax Band E.

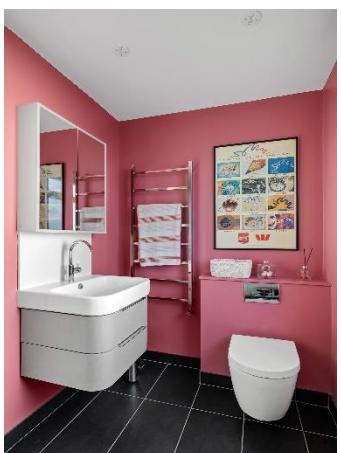


ACCOMMODATION

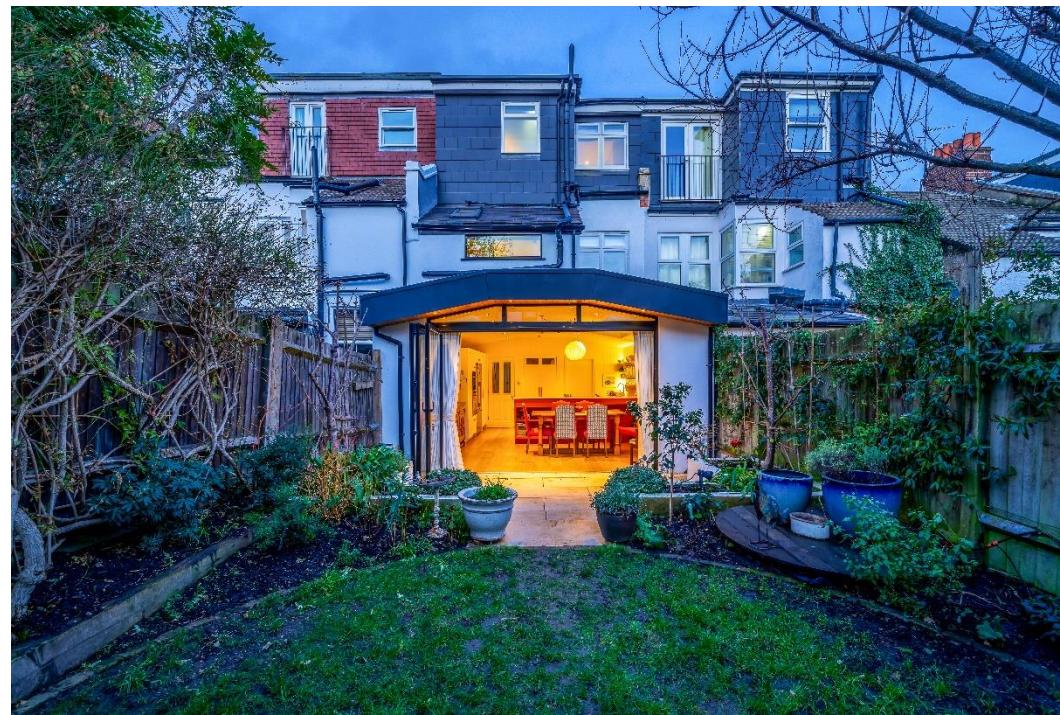
Redesigned Edwardian home	Front reception room
3 Double bedrooms	Open plan kitchen/diner with pantry
2 Bathrooms	Utility room
Ground floor WC	South west facing rear garden
Period features	Wooden bike & bin stores with sedum roof

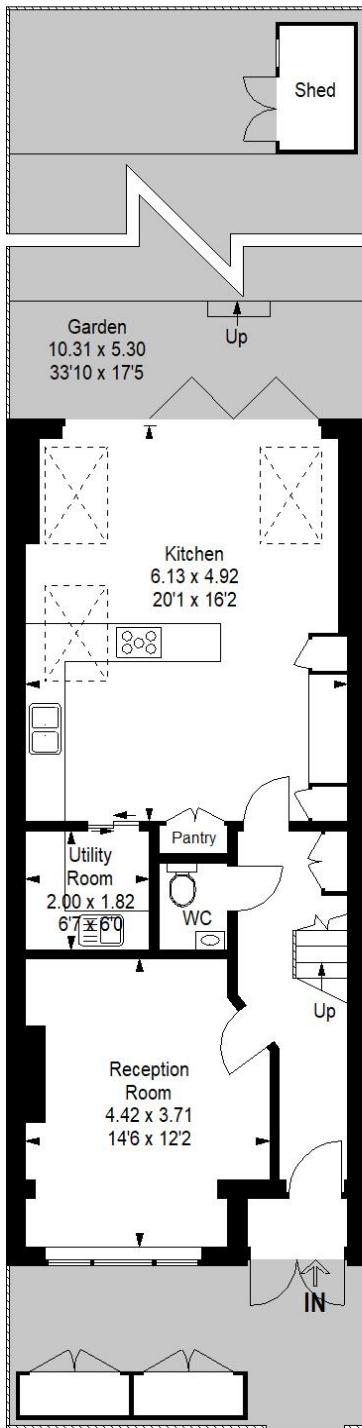
£1,475,000











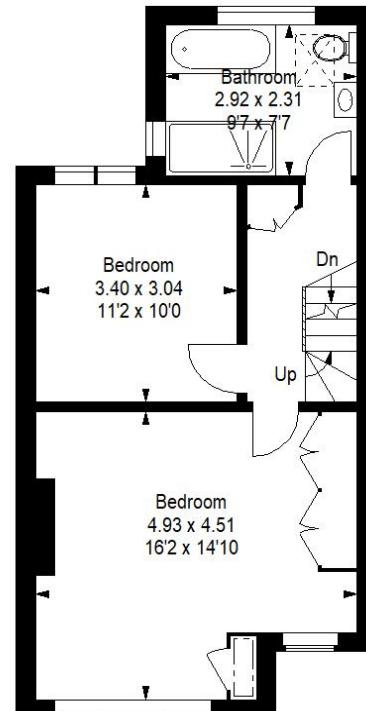
42 Frankfurt Road, SE24 9NY

Approximate Gross Internal Area = 135.36 Sq m / 1457 Sq ft
(Excluding Eaves And Shed)

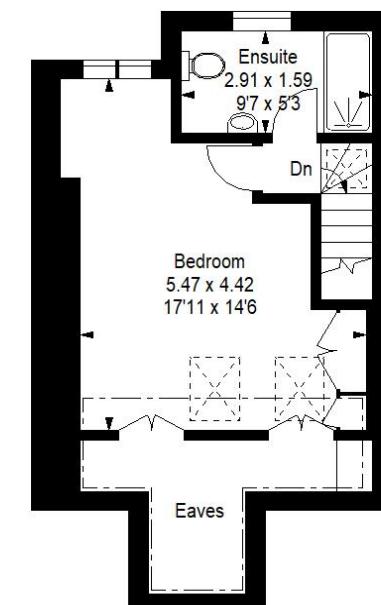
Total Area = 142.04 Sq m / 1529 Sq ft

= Reduced headroom below 1.5m / 5'0

= Sky Light



First Floor



Second Floor

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.

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.



33 Dulwich Village
London, SE21 7BN
020 8693 4321

mail@harveywheeler.com

harveywheeler.com

