

**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





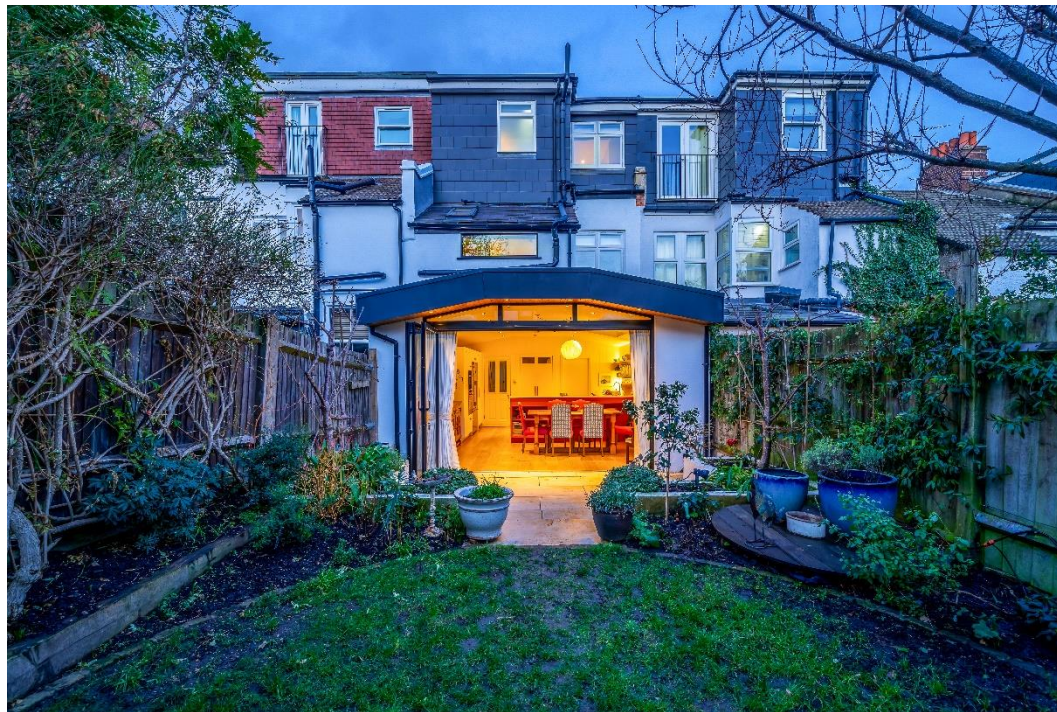










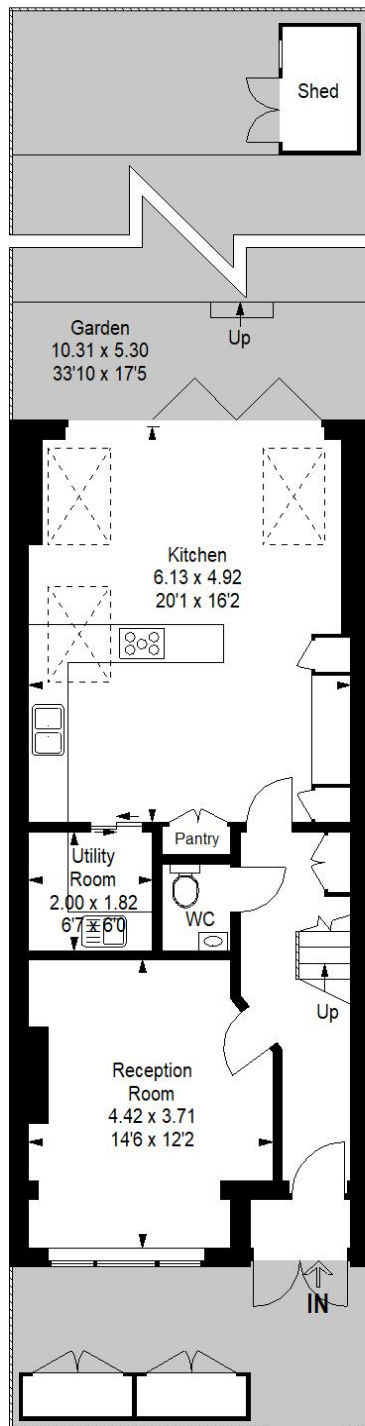




# 42 Frankfurt Road, SE24 9NY

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

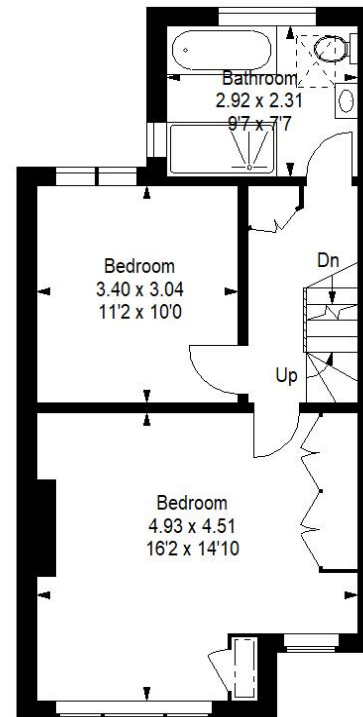
Total Area = 142.04 Sq m / 1529 Sq ft



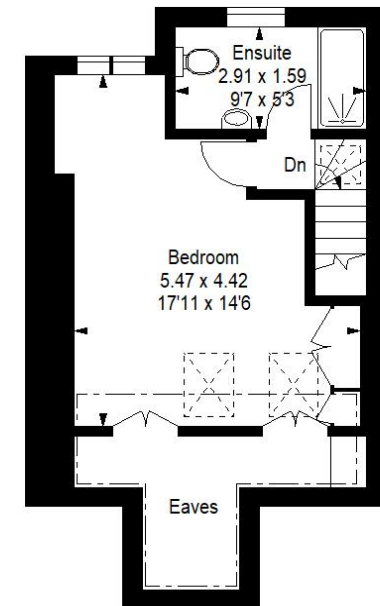
**Ground Floor**

= 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**

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