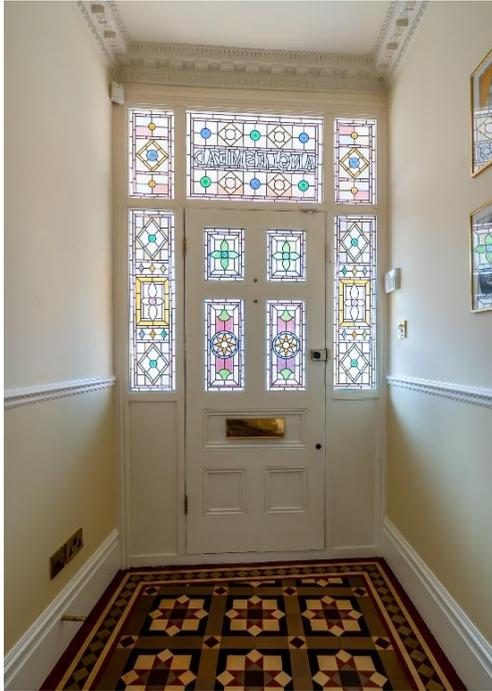


**HARVEY &
WHEELER**
ESTABLISHED 1855

23 HOLLINGBOURNE ROAD
HERNE HILL SE24 9NB

P
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020 7005 0055
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Offered chain-free, a substantial well-presented double fronted house in the North Dulwich triangle, ideally located for outstanding schools and the amenities of Dulwich Village and Herne Hill.

The property extends to approximately 2,359 sq ft (219.15 sq m) of well-proportioned living space, offering exceptional entertaining areas with a stunning stained-glass front door, fireplaces, decorative cornicing and high ceilings.

An elegant entrance hallway with attractive traditional tiled flooring provides access to two generous front reception rooms, both with bay windows. To the rear, a spacious reception room and a kitchen/dining room open onto a paved patio and wide mature garden via French doors. Light wooden flooring runs throughout the three principal reception rooms. There is also a cellar with ample storage space.

The first floor comprises four double bedrooms, a shower room and a separate WC. The second floor offers two further bedrooms, a family bathroom and useful eaves storage.

Excellent transport links are available from Herne Hill and North Dulwich stations, with services to London Bridge, Victoria, Blackfriars, St Pancras and Peckham Rye, providing convenient connections to the Windrush Line (London Overground), Docklands and the City.

Early viewing is highly recommended. Freehold. EPC Rating D. Tax Band G.

ACCOMMODATION

6 Bedrooms

2 Bathrooms

Separate WC

Eaves storage

Cellar

3 Reception rooms

Kitchen/dining room

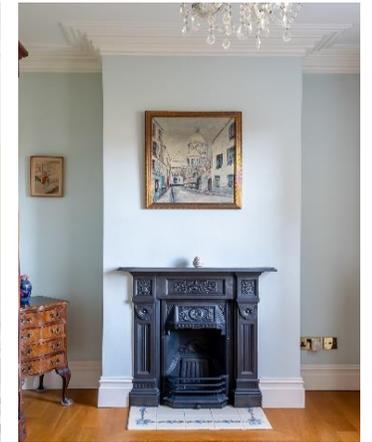
Mature large rear garden

Period features

Chain free

£2,500,000







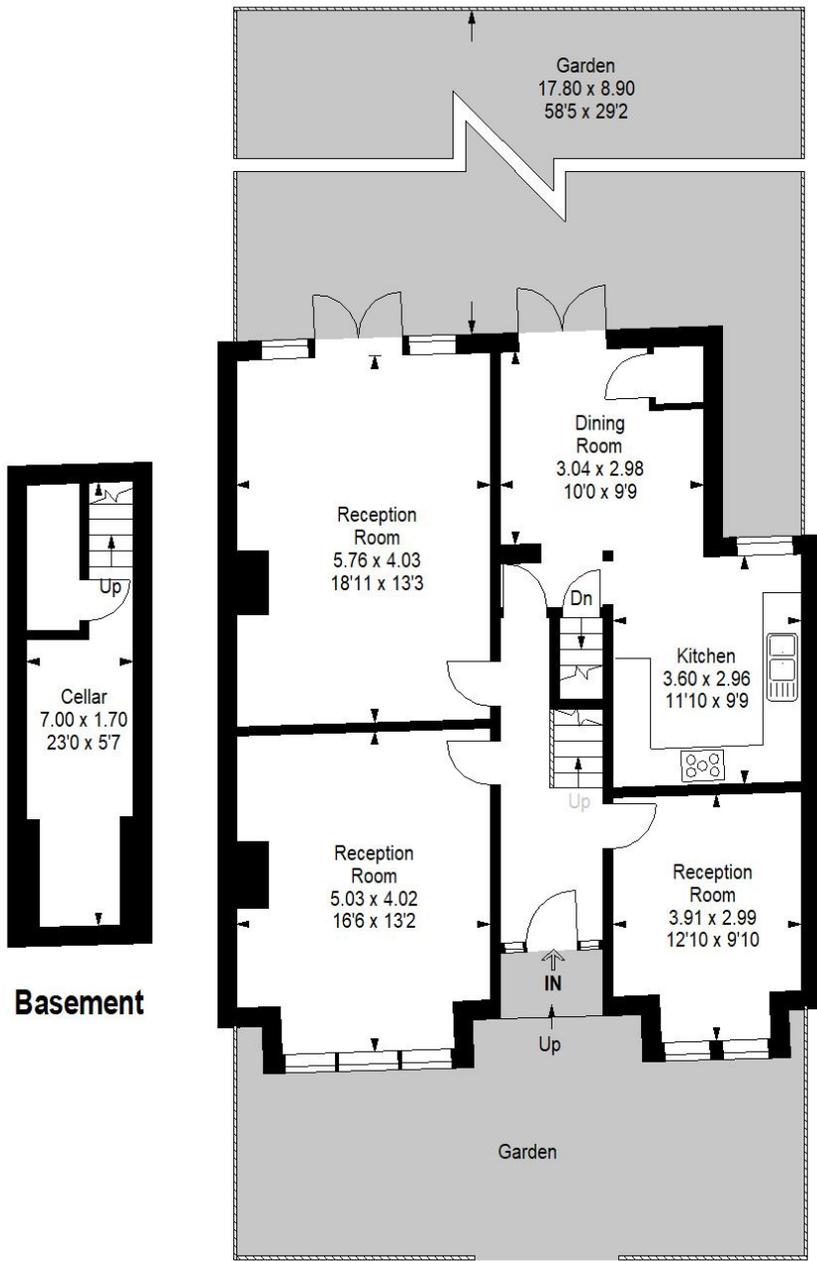


Hollingbourne Road, SE24

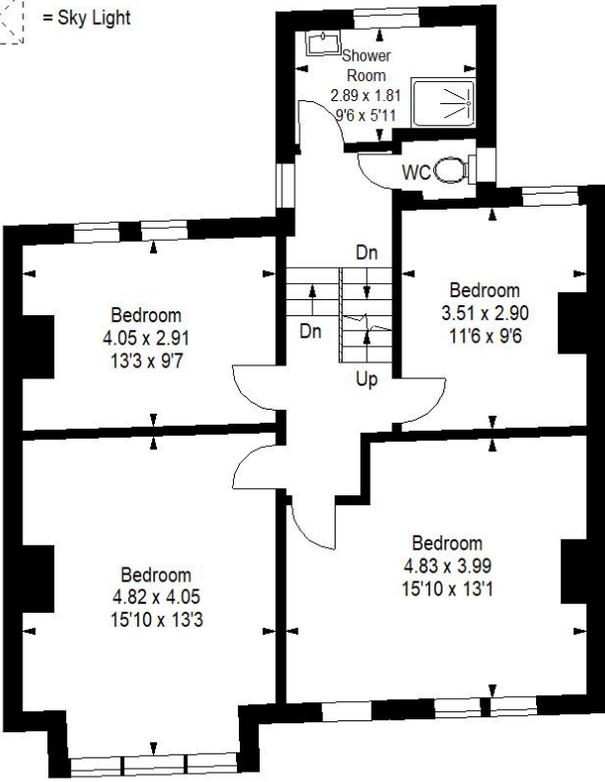
Approximate Gross Internal Area = 219.15 Sq m / 2359 Sq ft
 Basement Area = 11.33 Sq m / 122 Sq ft
 Eaves Storages = 5.57 Sq m / 60 Sq ft
 Total Area = 236.05 Sq m / 2541 Sq ft

 = Reduced headroom below 1.5m / 5'0"

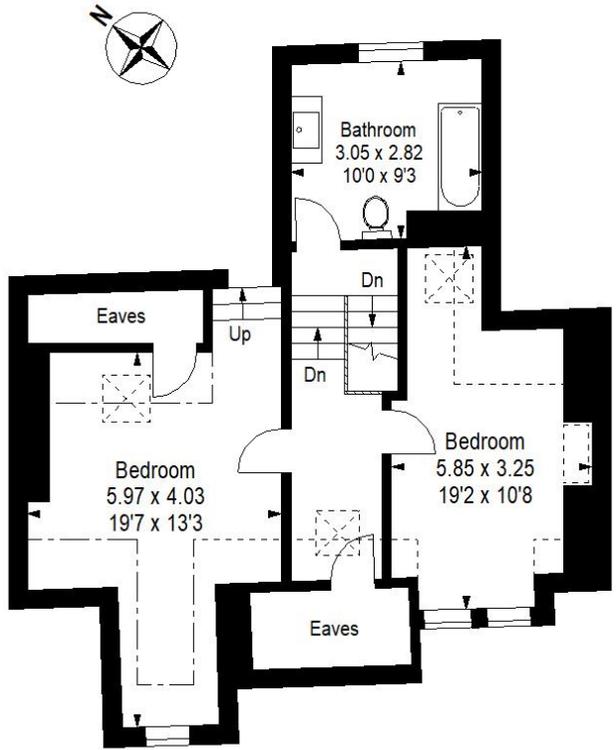
 = Sky Light



Ground Floor



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.

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