

**HARVEY &
WHEELER**
ESTABLISHED 1855

75 BRANTWOOD ROAD
HERNE HILL, SE24 0DH



An elegantly presented end-of-terrace house, comprehensively refurbished in 2022, occupying an enviable position on this popular residential road in Herne Hill.

Renowned for its village atmosphere, Herne Hill offers an excellent selection of independent shops, cafés, restaurants and highly regarded schools, together with superb transport connections. The area is also surrounded by an abundance of green open spaces, including Brockwell Park, Ruskin Park, Sunray Gardens, Belair Park and Dulwich Park, alongside established sporting facilities such as Herne Hill Velodrome, JAGS Sports Club and Brockwell Lido.

The house extends to approximately 1,318 sq ft / 122.45 sq m and has been thoughtfully designed to provide an excellent balance of elegant reception space, practical family accommodation and modern-day convenience. The property also benefits from an integral garage of approximately 132 sq ft / 12.3 sq m and a substantial loft of 646 sq ft / 60sq m, offering significant scope for future enhancement, subject to the necessary consents.

A spacious entrance hall creates an impressive first introduction to the property, leading into two well-proportioned reception rooms. These versatile spaces provide an elegant setting for both formal entertaining and relaxed family living. The bright kitchen provides a practical and welcoming space, with convenient access to the wide side passage leading through to the rear garden. A ground-floor WC completes the accommodation on this level.

To the rear, the south-west facing garden provides a private and tranquil setting, with a generous lawn bordered by mature planting and a paved terrace directly adjoining the house, creating an elegant space for al fresco dining and entertaining.

Upstairs, the accommodation comprises three good size bedrooms, together with a family bathroom and a separate utility/laundry room, providing excellent practical storage and household functionality.

Herne Hill station provides direct services to London Victoria, Blackfriars and St Pancras, while North Dulwich station offers convenient connections to Peckham Rye and London Bridge.

Offered chain-free. EPC Rating D. Tax Band F.

ACCOMMODATION

Spacious entrance hall	3 Bedrooms
2 Reception rooms	First floor utility/laundry room
Large kitchen	Bathroom
Garage & off-street parking	Ground floor WC
South west facing rear garden	Substantial loft

£1,600,000









Brantwood Road, SE24

Approximate Gross Internal Area = 122.45 Sq m / 1318 Sq ft
(Excluding Garage/ Loft)

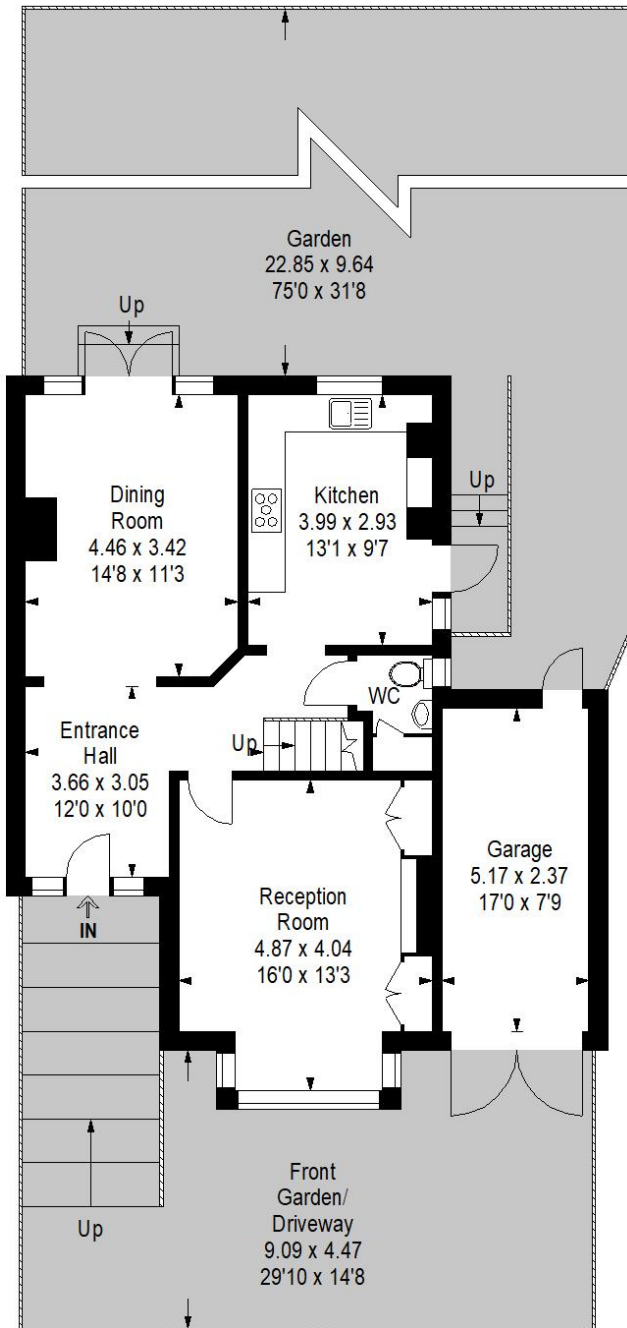
Loft = 60.01 Sq m / 646 Sq ft

Garage = 12.26 Sq m / 132 Sq ft

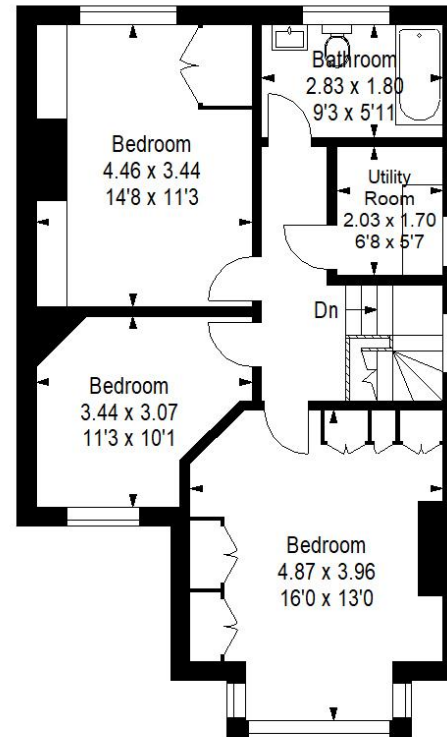
Total Area = 194.72 Sq m / 2096 Sq ft



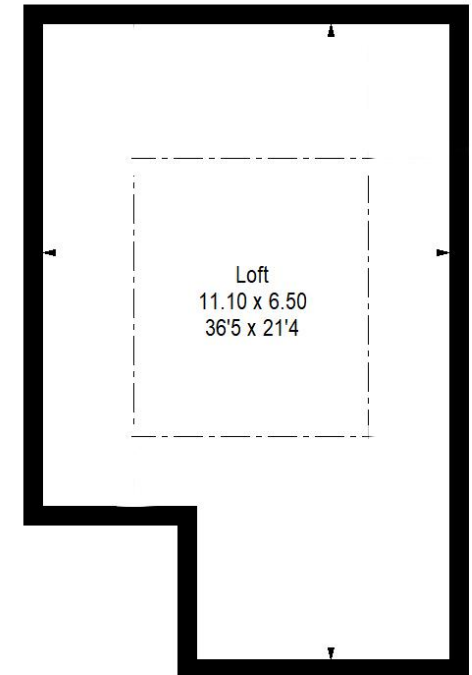
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Loft

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

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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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33 Dulwich Village
London, SE21 7BN

104 Lordship Lane
London, SE22 8HF

020 8693 4321
mail@harveywheeler.com

