

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

HOLMDENE AVENUE, HERNE HILL, SE24 9LE





An attractive Edwardian four bedroom terraced family house, with a total gross internal area of approximately 1,807 sq ft (168 sq m) and potential to extend into the loft subject to any necessary consent.

Situated in this wide, tree-lined residential road, within walking distance of Dulwich Village and Herne Hill, the property is close to parks, local shops and schools including the Charter, JAGS, Alleen's, Judith Kerr and Herne Hill school.

The property retains many period features with high ceilings, bay windows and original fireplaces.

The ground floor offers a good sized reception room with a wide bay window at the front and a second spacious reception room which opens with French doors to the charming south west facing garden 19'2 x 16'9 (5.8 x 5.1 m). Additionally, there is the kitchen leading to a utility room with access to the passageway and garden.

On the first floor, there are two double bedrooms including the master bedroom with en suite dressing room and shower room. There is a further bathroom on the same floor.

On the second floor, there are two further bedrooms.

The nearest stations are North Dulwich (London Bridge and two stops to Peckham Rye for London Overground services) and Herne Hill (Victoria, Blackfriars and St Pancras).

EPC Rating (D)

#### ACCOMMODATION

**4 Bedrooms**

**En suite dressing room**

**En suite shower room**

**Family bathroom**

**Period features and fitted cupboards**

**2 Reception rooms**

**Separate kitchen**

**Utility room**

**Large loft space**

**South west facing garden**

**£1,650,000**



















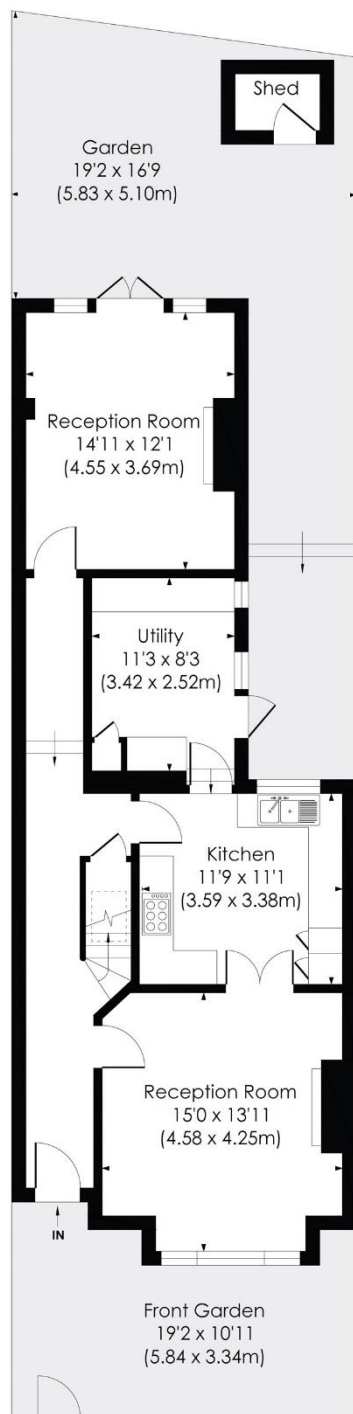
# HOLMDENE AVENUE, SE24

Approx. Gross Internal Floor Area

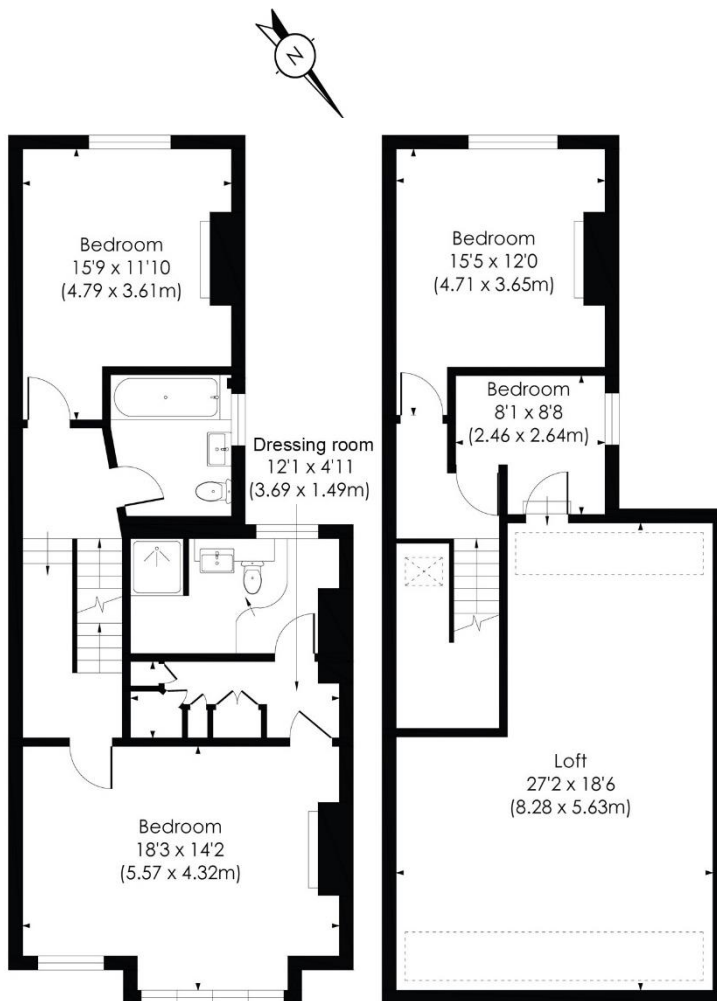
**Excluding loft 1807 Sq. ft/167.88 Sq. m**

**Including loft 2231 Sq. ft/207.30 Sq. m**

**Loft 424 Sq. ft/39.42 Sq. m**



GROUND FLOOR



FIRST FLOOR

SECOND FLOOR



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

## Viewing is recommended, but strictly by appointment with Sole Agents

[harveywheeler.com](http://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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