

Gubyon Avenue, SE24

4 2 2

Guide Price: £1,750,000 *Freehold*

KEY FEATURES

- Substantial four-bedroom period family home
- Beautiful Barbara Samitier garden
- Excellent decorative order throughout
- Generous kitchen dining room
- Four double bedrooms total
- Bedrooms across two floors
- Two contemporary bathroom suites
- Moments from Herne station

Arranged across three floors of a handsome period terrace, this substantial family home combines well-preserved Victorian architecture with high-specification modern updates, presented throughout in excellent decorative order. The ground floor opens into a welcoming entrance hall leading to an expansive double reception room, bathed in natural light through a wide front bay window. Showcasing high ceilings, elegant cornicing, and two original fireplaces, the living space is anchored by an efficient wood-burning stove creating an attractive focal point. To the rear, the contemporary kitchen dining room is fitted with sleek cabinetry, integrated appliances, and a central island, providing generous space for a full dining table. Glazed doors open directly onto a secluded private rear garden designed by award-winning landscape designer Barbara Samitier, featuring curated planting, lawn, and paved entertaining areas. The first-floor landing leads to two generous double bedrooms served by an elegant four-piece family bathroom suite complete with a freestanding bath and separate shower. Positioned to the front, the impressive principal bedroom spans the full width of the property and features fitted wardrobes alongside an original fireplace surround. The second floor provides two further double bedrooms and a contemporary family shower room that serves both rooms on this level. Positioned to the front, the main bedroom on this floor is particularly spacious and benefits from dual-aspect light via traditional sash windows to the front and a skylight window to the rear, alongside extensive built-in eaves storage. Gubyon Avenue is an exceptionally popular, quiet residential road positioned in the very heart of Herne Hill. The property is extremely convenient for Herne Hill mainline station, situated just a short stroll away and offering rapid, direct Thameslink and Southeastern rail services into London Victoria, Blackfriars, City Thameslink, and London St Pancras International. Brixton Underground station is also within easy reach for swift Victoria Line connections into the West End. Residents enjoy effortless access to the lively local shopping scene along Railton Road and Dulwich Road, the celebrated Sunday Herne Hill Farmers' Market, and an eclectic choice of independent cafes and restaurants. The expansive green fields of Brockwell Park - complete with its historic 1930s Lido, community cafe, and sports courts are just moments away, while premier independent schools including Dulwich College, Alleyn's School, and James Allen's Girls' School (JAGS) are all nearby.

Herne Hill

020 7501 8950 | hernehill@winkworth.co.uk

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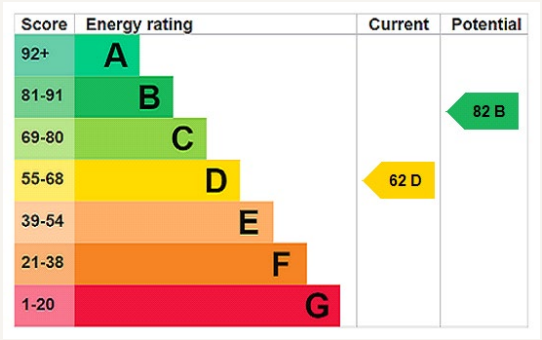


Gubyon Avenue, London, SE24

Approximate Gross Internal Area = 1829 sq ft / 169.9 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 58 sq ft / 5.4 sq m
Stores = 23 sq ft / 2.1 sq m
Total = 1910 sq ft / 177.4 sq m



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1290847)



MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: D

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