



Fawnbrake Avenue, SE24

£850,000 *Share of Freehold*



KEY FEATURES

- Ground floor Edwardian period flat
- Striking open-plan rear kitchen extension
- Practical larder and lightwell patio
- Seamless glass bi-folding patio doors
- Beautifully landscaped main rear garden
- Huge multi-room basement with conversion potential
- Modern bathroom, freestanding bath and shower
- Highly coveted tree-lined Herne Hill address

Occupying the ground and lower ground levels of a handsome, bay-fronted Edwardian residence, this two-bedroom apartment is beautifully laid out to combine grand period scale with a striking, architecturally designed rear extension. The accommodation flows with absolute fluidity across the ground floor, where the traditional layout opens out into a spectacular, full-width open-plan kitchen and living area. This sun-drenched social space features multiple skylights, a vast central island with breakfast bar seating, sleek navy cabinetry, and premium integrated appliances. Tucked off the kitchen is a highly practical separate larder that leads directly out to a quiet internal lightwell, offering a secondary, intimate patio outdoor area. Broad bi-folding glass doors span the main rear elevation, creating a seamless threshold between the internal living zone and a beautifully landscaped rear garden, which features a vast stone-paved patio leading up to a lush lawn with mature borders. The ground floor further comprises two exceptionally bright and generous double bedrooms. The principal bedroom is a quiet haven fitted with elegant plantation shutters across a wide bay window and a focal period fireplace, while the family bathroom has been masterfully updated, showcasing a freestanding contemporary bath, a separate walk-in crittall-style shower, and elegant monochromatic brassware. A dedicated ground-floor laundry room keeps utility appliances tucked away out of sight. Descending to the lower ground level reveals a huge, multi-room basement. Spanning over 400 square feet, this cavernous footprint is a rare asset that provides an incredible amount of versatile storage or workshop space, offering immense scope for further structural conversion or reconfiguration into premium living space, subject to the necessary planning permissions (STPP). Fawnbrake Avenue is widely regarded as one of Herne Hill's premier and most coveted tree-lined residential streets, renowned for its active community spirit and exceptional proximity to transport links. The property is positioned just a short stroll from the green open gates of Brockwell Park, home to its historic outdoor Lido, walled old English gardens, and a celebrated weekly Sunday food market. Herne Hill station is within easy walking distance, providing direct and rapid Thameslink and Southern Rail services into London Victoria, Blackfriars, City Thameslink, and King's Cross. The immediate neighbourhood boasts an incredible array of award-winning independent restaurants, artisan bakeries, popular gastro-pubs, and highly regarded local schooling options.

Herne Hill

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MATERIAL INFO

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

EPC rating: To be confirmed

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