



## Ferndene Road, SE24

Offers IEO £1,000,000 *Share of Freehold*

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### KEY FEATURES

- Three spacious bedrooms
- Bay-fronted reception room
- Large open-plan kitchen/dining
- Covered patio and private garden
- Principal suite with courtyard access
- Period features and high ceilings
- Off-street parking
- Excellent transport links

Situated directly opposite the lush open spaces of Ruskin Park, this beautifully presented three-bedroom Edwardian maisonette offers a rare blend of period charm, generous proportions, and thoughtful contemporary updates. You enter through a private front door into a versatile entrance lobby, currently arranged as a lobby space but fully enclosed and large enough to function as a dedicated home office or study—offering additional flexibility alongside the three bedrooms. This leads into a bright and expansive bay-fronted reception room. This elegant living space boasts high ceilings, period features including decorative corning and a striking original fireplace, and panoramic sunset views over Ruskin Park and the city skyline. At the rear, an extended open-plan kitchen and dining room forms the heart of the home. This sociable space is flooded with light from large bi-fold doors opening onto a covered patio, perfect for indoor-outdoor entertaining. The contemporary kitchen is well equipped with ample storage, integrated appliances, and a generous island/breakfast bar. Beyond, a spacious landscaped garden extends to a raised seating area and a large shed. The principal bedroom enjoys its own peaceful courtyard access and benefits from an en suite bathroom. There are two further well-proportioned bedrooms, ideal for family living or as flexible office/guest spaces. A stylish family bathroom completes the layout. Further highlights include a private driveway providing off-street parking, a separate internal courtyard, and ample built-in storage throughout. Perfectly located for Herne Hill, Denmark Hill, and Loughborough Junction stations, the property offers excellent transport links across London. It is also moments from the vibrant cafés, restaurants, and independent shops of Herne Hill and Camberwell. Outstanding local schools, including Dulwich Village Infants, Dulwich Hamlet Junior School, and The Charter School, are all close by.

### Herne Hill

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**TOTAL: 1353 sq. ft, 126 m<sup>2</sup>**  
**GROUND FLOOR: 1353 sq. ft, 126 m<sup>2</sup>**

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All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

## MATERIAL INFO

**Tenure:** Share of Freehold  
**Term:** 109 year and 7 months  
**Council Tax Band:** D  
**EPC rating:** To be confirmed

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