



FAWNBRAKE AVENUE, LONDON, SE24  
OFFERS IN EXCESS OF £550,000 SHARE OF FREEHOLD

## RARE OPPORTUNITY TO TRANSFORM A VICTORIAN FLAT WITH LARGE GARDEN AND BASEMENT POTENTIAL IN PRIME HERNE HILL LOCATION.

### DESCRIPTION:

Situated on a sought-after residential street moments from Brockwell Park, this ground floor Victorian flat comes to market offering substantial scope for transformation. Requiring complete renovation throughout, it represents a blank canvas for those looking to create a bespoke home with charm and character. The property benefits from a generous private rear garden — ideal for landscaping or extension works, subject to planning permission. There is also a basement offering further development potential (STPP). With a new 999-year lease to be granted upon completion and a share of freehold included, this is an exceptional opportunity to unlock value in one of Herne Hill's most desirable pockets. Fawnbrake Avenue is perfectly positioned for access to Herne Hill station, Brockwell Lido, and the vibrant selection of cafés, shops, and pubs found in the village centre.

Herne Hill | 0207 501 8950 | [hernehill@winkworth.co.uk](mailto:hernehill@winkworth.co.uk)

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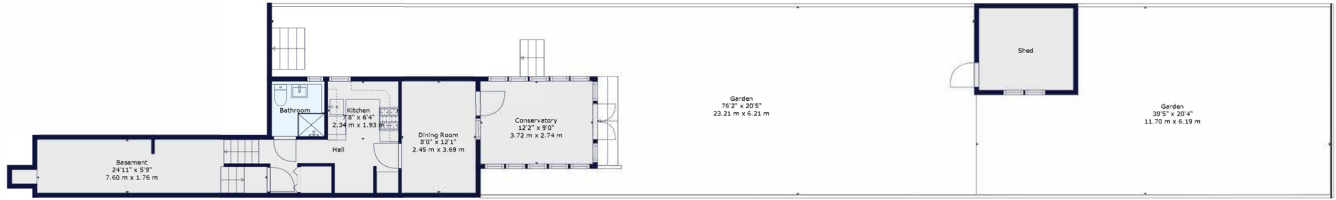








Ground Floor



Ground Floor

**TOTAL: 895 sq. ft, 83 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.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Share of Freehold

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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