



FERNDENE ROAD, SE24  
OFFERS IN EXCESS OF £1,600,000 FREEHOLD

# PERIOD FAMILY HOME OPPOSITE RUSKIN PARK WITH GRAND PROPORTIONS, VERDANT GROUNDS AND LASTING CHARM

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## DESCRIPTION:

Full of character and beautifully positioned opposite the open green spaces of Ruskin Park, this four-bedroom semi-detached family home on sought-after Ferndene Road offers generous proportions, exceptional outside space, and exciting potential for future improvement (STPP). Set behind a landscaped front garden with a private driveway and garage, the home opens into a welcoming entrance hall that leads through to a generous front reception room with park views and a second reception overlooking the garden—both enriched with period details including original fireplaces, high ceilings, and decorative mouldings. The rear reception opens directly onto the garden, making it ideal for entertaining or quiet evenings alike. At the rear, a spacious eat-in kitchen provides ample room for cooking and family dining, which in turn leads to a separate utility area and access to the side return. The ground floor also includes two WCs—one internally positioned and another accessed externally via the side of the property. The south-facing garden is truly outstanding—remarkably deep and thoughtfully planted. A pergola, greenhouse/summerhouse, and a cascading tiered pond and waterfall (complete with a working filtration system) are nestled among mature borders and flowering beds, offering a rare sense of privacy, scale, and serenity. On the first floor are two generous double bedrooms, including a notably spacious principal room to the front which benefits from park views and is not overlooked by neighbouring buildings—an increasingly rare advantage in London. Two further single bedrooms sit adjacent. A bright family bathroom features a bathtub with shower overhead, bidet and basin, with a separate WC positioned next door. A handy loft space completes this expansive layout.

Situated directly opposite Ruskin Park, residents enjoy direct access to green space and the newly added sauna facilities within the park. The property is well placed for Herne Hill, Denmark Hill, and Loughborough Junction stations, offering excellent links across London. The lively cafés, restaurants, and independent shops of Herne Hill, Camberwell, and Dulwich Village are also just moments away. With enormous scope to update or extend (STPP), this is a rare opportunity to create a truly special home in one of south London's most desirable park-facing settings.









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**TOTAL: 1405 sq. ft, 131 m<sup>2</sup>**  
**GROUND FLOOR: 708 sq. ft, 66 m<sup>2</sup>, FIRST FLOOR: 697 sq. ft, 65 m<sup>2</sup>**  
**EXCLUDED AREAS: GREENHOUSE: 78 sq. ft, 7 m<sup>2</sup>, GARDEN: 1964 sq. ft, 182 m<sup>2</sup>, FRONT GARDEN: 343 sq. ft, 32 m<sup>2</sup>,  
 PATIO: 362 sq. ft, 34 m<sup>2</sup>, PORCH: 11 sq. ft, 1 m<sup>2</sup>, DRIVEWAY: 170 sq. ft, 16 m<sup>2</sup>,  
 SIDE ACCESS: 165 sq. ft, 15 m<sup>2</sup>, GARAGE: 131 sq. ft, 12 m<sup>2</sup>**

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:** Freehold

**Council Tax Band:** F

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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