



GUBYON AVENUE, SE24
£530,000 LEASEHOLD

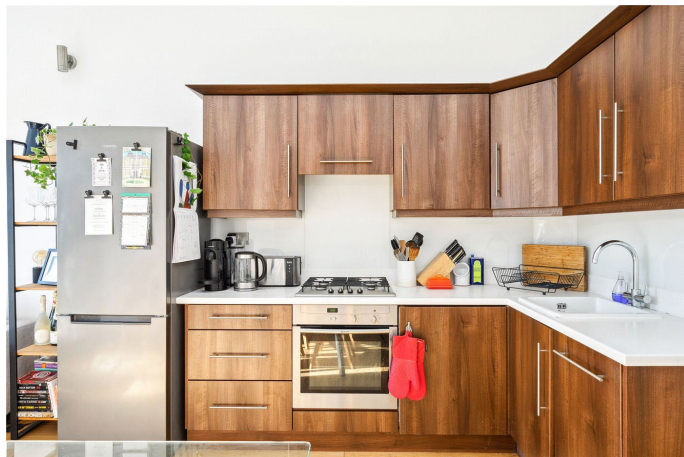
Winkworth

GUBYON AVENUE, SE24



We are delighted to present this top floor, two double bedroom Victorian conversion flat perfectly located in the heart of Herne Hill on a quiet tree-lined avenue. The property is close to Herne Hill station, North Dulwich station and within walking distance of the lovely Brockwell Park and its iconic Lido.

Available exclusively through Winkworth, we are delighted to present this fantastic opportunity to purchase this period property in a prime location in Herne Hill. The accommodation briefly comprises of an open-plan living area consisting of a double reception room, high ceilings in excess of 14ft., wooden floors and a modern fitted kitchen equipped with the usual appliances. There are two Velux windows and a large double glazed sash window overlooking the rear of the property with a south-westerly aspect, perfect for the sunset skyline views over Herne Hill. Upstairs there are two good sized double bedrooms with fitted storage and one has eaved storage. There is also a large bathroom comprising of a separate shower cubicle, a bathtub, a wash hand basin and a WC. Gubyon Avenue is a quiet tree-lined residential street which consists of mainly terraced mid-Victorian properties. There are many restaurants and independent coffee shops/cafes as well as easy walking access to Brockwell Park with its iconic Lido. Well-located for transport at Herne Hill mainline train station (Thameslink) - the property is perfect for easy commuting to the City and West End. The property is offer with a long lease with the right to manage.



AT A GLANCE

- Victorian Terraced Conversion Flat
- Split-Level (Top Floor)
- Open-Plan Living
- Kitchen/Reception/Dining
- Two Double Bedrooms
- Large Bathroom
- High Ceilings
- Ample Storage
- Long Lease (110 years left)
- Lambeth Council Tax Band: D
- Sole Agent

LOCATION

Herne Hill



Gubyon Avenue, London, SE24

Approximate Gross Internal Area = 571 sq ft / 53.1 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 59 sq ft / 5.5 sq m
 Total = 630 sq ft / 58.5 sq m



Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID953574)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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