



HOLMDENE AVENUE, SE24
£1,950,000 FREEHOLD

A CHARACTERFUL FIVE-BEDROOM FAMILY HOME WITH STRIKING MODERN EXTENSION IN PRIME HERNE HILL LOCATION

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

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DESCRIPTION:

The ground floor has been reconfigured to create an impressive open-plan kitchen and dining space, extended into the side return and flooded with natural light via skylights and full-width sliding glass doors. A large central island, sleek cabinetry, and generous prep space make it a practical yet sociable hub for daily living and entertaining. This space opens directly onto a well-maintained, landscaped garden. To the front, the elegant double reception retains original period features, including cornicing, fireplaces, ceiling roses and tall sash windows, offering charm, warmth, and functionality. Across the upper floors are five generously sized bedrooms. The principal bedroom spans the full width of the first floor and provides excellent space for storage. On the top floor, the converted loft now serves as a highly versatile fifth bedroom. With good proportions, natural light, and eaves storage, it can comfortably be used as a guest bedroom, dedicated home office, creative studio or teenager’s retreat—tailored to the needs of a growing family. Two stylish family bathrooms—one on each upper level—complete the layout, both finished with clean lines and quality fixtures. The private rear garden is framed by mature planting and includes both patio and lawn areas, perfect for outdoor entertaining or quiet moments in the sun. Holmdene Avenue is one of the area's most popular streets, ideally located for access to Herne Hill station, Brockwell Park, and the independent cafés, shops, and schools of both Herne Hill and Dulwich Village.







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TOTAL: 2168 sq. ft, 201.4 m²
GROUND: 898 sq. ft, 83 m², **FIRST FLOOR:** 688 sq. ft, 64 m², **SECOND FLOOR:** 279 sq. ft, 26 m², **THIRD FLOOR:** 216 sq. ft, 20 m², **OPEN TO BELOW:** 41 sq. ft, 4 m², **LOW CEILING:** 46 sq. ft, 4 m²
EXCLUDED AREAS: PORCH: 172 sq. ft, 16 m², GARDEN: 460 sq. ft, 43 m²
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. This Agent or Winkworth, any intending purchaser must satisfy himself by inspection or otherwise as to the accuracy of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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: G

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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