



Holmdene Avenue, SE24

Offers in excess of £325,000 *Share of Freehold*



KEY FEATURES

- First floor flat
- Split level layout
- Victorian conversion
- Bright bay fronted reception
- One double bedroom
- Modern fitted kitchen
- Communal garden access
- Close to Brockwell Park

Set on the first floor of a handsome Victorian conversion, this bright and airy one-bedroom flat is arranged over split levels and offers a pleasing sense of space and separation throughout. The apartment opens into a generous reception and dining room positioned at the front of the building, where a wide bay window draws in excellent natural light and enhances the feeling of openness. This is a versatile room, well suited to both relaxed living and entertaining, with ample space for seating and a dining table. The double bedroom sits quietly behind the reception room and offers comfortable proportions, making it ideal as a main bedroom with room for wardrobes and additional furniture. From the hallway, stairs lead down to the lower level where the bathroom is located, fitted with a shower over the bath, wash hand basin and WC. Also on this level is the modern kitchen, finished with a range of wall and base units and complemented by a window that allows plenty of daylight to filter through. Residents also benefit from access to a communal garden, providing a welcome outdoor space for warmer months.

Holmdene Avenue is a popular residential street, well placed for Brockwell Park and the excellent amenities of Herne Hill, the North Dulwich triangle and Dulwich Village. The area is known for its independent cafés, shops and local restaurants, as well as strong transport links into the City and West End via nearby stations. Brockwell Park is close by, offering expansive green space, sports facilities and popular weekend markets.

Herne Hill

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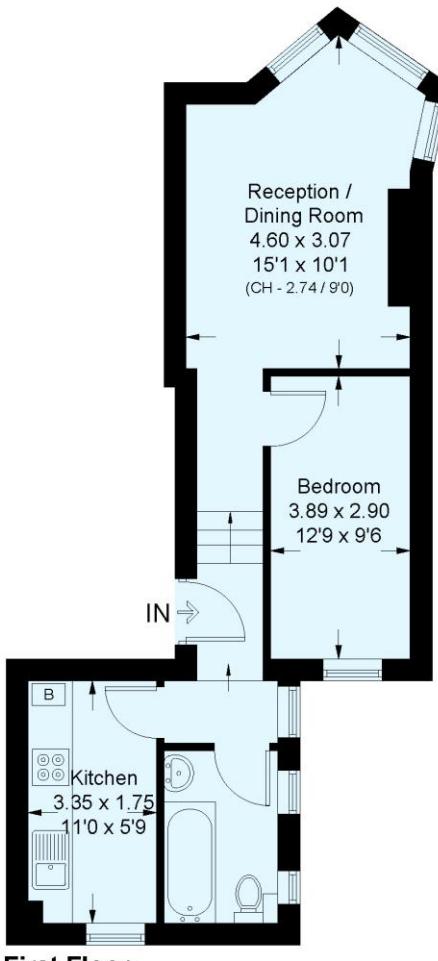
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Approximate Floor Area = 35.7 sq m / 384 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID826670)

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

MATERIAL INFO

Tenure: Share of Freehold

Service Charge: TBC

Ground Rent: TBC

Council Tax Band: B

EPC rating: D

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