



OAKBANK GROVE, SE24  
£625,000 LEASEHOLD

## BEAUTIFUL EDWARDIAN GARDEN APARTMENT MOMENTS FROM HERNE HILL, DULWICH & RUSKIN PARK

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### DESCRIPTION:

This beautifully maintained two-bedroom Edwardian ground-floor garden flat seamlessly blends period character with modern comfort. Occupying the lower level of an elegant Edwardian terrace, this home benefits from its own private entrance and a generous share of a well-kept garden.

Stepping inside, you are welcomed into a bright and airy reception room, enhanced by high ceilings, a feature fireplace, and a large sash window that floods the space with natural light. The separate kitchen/dining area, positioned at the rear, is thoughtfully designed with contemporary cabinetry and sleek worktops. While the appliances are freestanding, the space includes a Bosch oven and the added luxury of underfloor heating, ensuring warmth and comfort year-round. Both bedrooms are well-proportioned, with the principal bedroom offering ample storage and a peaceful retreat. The second bedroom provides versatility, ideal as a guest room, nursery, or dedicated home office. A stylish bathroom, finished to a high standard, completes the internal accommodation. A true highlight of this home is the private share of the beautifully maintained garden, directly accessible from the kitchen—offering a tranquil outdoor escape for summer dining, gardening, or simply unwinding. Perfectly positioned, Dulwich Village is within easy reach, offering a delightful selection of boutiques, eateries, and the renowned Dulwich Park. Meanwhile, Ruskin Park is just a few minutes away, providing additional green spaces and scenic walking routes. The thriving Herne Hill Village is also nearby, home to independent cafés, restaurants, and a vibrant weekly market. Excellent transport links from Herne Hill Station (Thameslink & Southeastern) ensure swift connections to Victoria, Blackfriars, and the City, making this an ideal home for professionals and families alike.









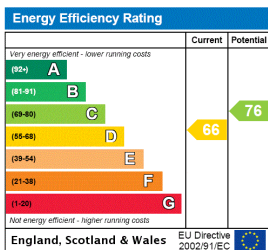


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**TOTAL: 721 sq. ft, 67 m<sup>2</sup>**  
**FLOOR 1: 721 sq. ft, 67 m<sup>2</sup>**  
**EXCLUDED AREAS: PATIO: 134 sq. ft, 12 m<sup>2</sup>, GARDEN: 298 sq. ft, 28 m<sup>2</sup>**

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:** Leasehold

**Term:** 89 year and 11 months

**Service Charge:** £805.2 per annum

**Ground Rent:** £10 Annually (subject to increase)

**Council Tax Band:** D

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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