



HERNE HILL ROAD, SE24  
OFFERS IN EXCESS OF £500,000 LEASEHOLD

## CHARMING EDWARDIAN MAISONETTE WITH PRIVATE PATIO GARDEN, CLOSE TO RUSKIN PARK AND DULWICH VILLAGE

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#### DESCRIPTION:

Positioned on a tree-lined stretch of Herne Hill Road, this elegant three-bedroom Edwardian maisonette is set over the upper floors of a handsome period building and offers a harmonious blend of character, practicality, and potential.

Light-filled and inviting, the home opens into a private entrance hall and unfolds across two levels. On the first floor, you'll find a stylish eat-in kitchen with ample storage, soft-toned cabinetry and wooden countertops — perfect for hosting or everyday living. The bright reception room sits to the front, complete with a bay window, period fireplace, and decorative cornicing. Two comfortable double bedrooms, a family bathroom, and a convenient separate WC complete this floor, while the top level houses a generous principal bedroom with a sleek en-suite shower room. The home also benefits from a large loft space, offering excellent storage. Outside, the private patio garden with side access offers a sunny and secluded retreat for alfresco dining or peaceful moments among the greenery.

Located just a short walk from the lush expanses of Ruskin Park and within easy reach of Brockwell Park, this home is ideally situated for access to Dulwich Village, Herne Hill, Loughborough Junction, Denmark Hill, and Brixton. Exceptional transport links are available from nearby Herne Hill, Loughborough Junction (Thameslink), and Denmark Hill (London Overground, Southeastern, Thameslink), offering fast connections to Victoria, Blackfriars, and London Bridge. With excellent schools, independent cafés, vibrant markets, and a welcoming community on your doorstep, this is a perfect home for professionals and growing families alike.









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**TOTAL: 775 sq. ft, 72 m<sup>2</sup>**  
**BELOW GROUND: 44 sq. ft, 4 m<sup>2</sup>, FIRST FLOOR: 731 sq. ft, 68 m<sup>2</sup>**  
**EXCLUDED AREAS: PATIO: 218 sq. ft, 20 m<sup>2</sup>**

All measurements of walls, doors, windows, fittings and appliances including fireplaces and location are shown as standard sizes and do not include any chimney or represent as by the seller. Winkworth. Any intended purchase must satisfy itself by inspection or otherwise as to the correctness of the information contained in these plans. The plan is for guidance purposes only and should be used in conjunction with the property's particulars.



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:** 99 year and 2 months

**Service Charge:** £758.58 per annum

**Ground Rent:** £10 per annum

**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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