



## Gubyon Avenue, SE24

Offers in excess of £500,000 *Leasehold*

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### KEY FEATURES

- Two Bedrooms
- Short Walk to Herne Hill station
- Split Level
- Open-Plan Kitchen / Living
- Residential Tree Lined Road
- Vaulted Ceilings

Nestled on a charming tree-lined street, sits this delightful two-bedroom split-level apartment located in a highly sought after location in Herne Hill.

The open-plan kitchen and reception room features vaulted ceilings creating a spacious and inviting space ideal for everyday living. The spacious principal bedroom, complete with built-in wardrobes, offers a peaceful retreat. A second double bedroom and family bathroom complete the home.

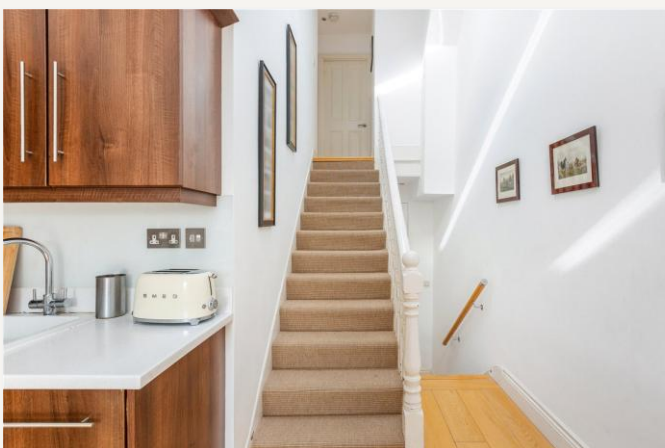
This exceptional property is further enhanced by its prime location situated in the heart of Herne Hill, with easy access to a range of amenities including an array of cafes, boutique shops and restaurants. Beautiful green spaces including Brockwell Park, Ruskin Park and Dulwich Park are nearby as well as great transport links from Herne Hill station (London Victoria and Thameslink services to London Blackfriars) and North Dulwich station (London Bridge), providing effortless connectivity to the rest of London.

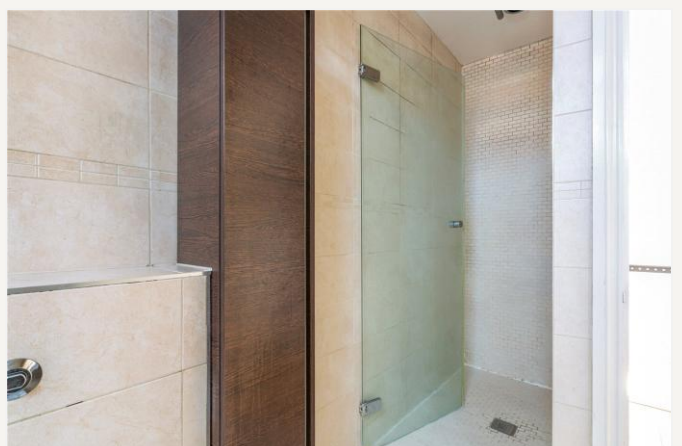
### Herne Hill

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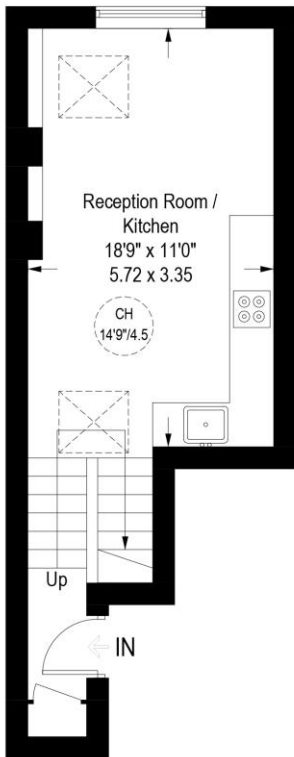
for every step...



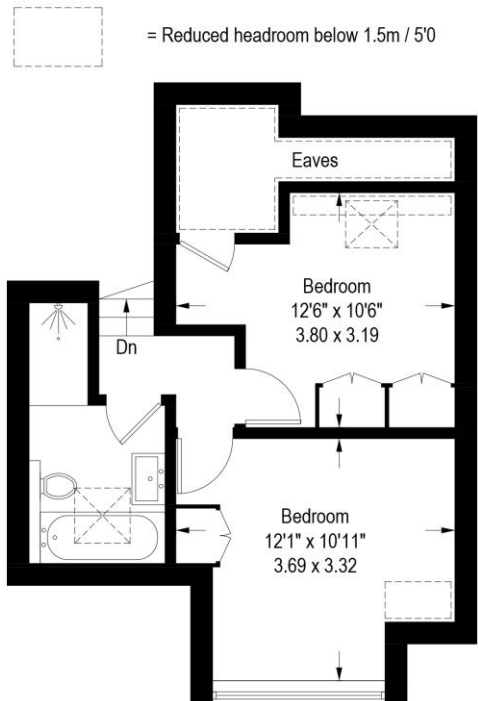


# Gubyon Avenue, London, SE24

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



First Floor



Second Floor

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    | 67 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 108 year and 1 months  
**Service Charge:** £250 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:**  
**EPC rating:** D

Herne Hill

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