

# HALF MOON LANE

HERNE HILL • SE24



**Knight  
Frank**







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## ***Wonderful double fronted family home***

A wider than average Victorian semi-detached home with beautifully preserved period features, including original fireplaces, stained glass windows and fine cornicing, as well as all the advantages required for modern family living.

The ground floor offers a perfect balance between formal and informal entertaining and living space, including a dramatic double dining room and reception room with double doors that can be opened if required. There is also a spacious front reception room, which leads on to the eat in kitchen. To the rear of the property is a guest WC, dry cellar and spacious utility room, as well as a conservatory which spans the width of the house.

Upstairs features 5 bedrooms and 2 bathrooms, including a fantastic master suite with excellent storage. There is also a spacious loft of approximately 84 sq m (904 sq ft) which could be converted into further bedroom accommodation, subject to the necessary consents.

Further benefits to this wonderful home include secure off-street parking for one car at the rear of the garden, the kerb at the front of the house has been dropped enabling off-street parking (subject to necessary consents). There is a side entrance to the conservatory through a second door on Howletts Road and a useful access direct from conservatory to the kitchen.









### **Location**

The property is ideally situated for both train and bus connections. Herne Hill station is approximately 0.4 miles with Southeastern services to London Victoria and Thameslink services to London Blackfriars, Farringdon, St. Pancras International and Luton Airport. North Dulwich station is approximately 0.3 miles with Southern services to London Bridge.

There is very easy access to both Dulwich Village and to the boutique shops and cafes of Half Moon Lane and the green open spaces of Brockwell Park. A wealth of excellent state primary and secondary schools as well as private schools are nearby, including Dulwich Infants, Dulwich Hamlet, The Charter School, Judith Kerr Primary School, JAGS, Alleyns, Dulwich Prep London and Dulwich College.

### **Accommodation**

Master bedroom with en-suite bathroom • 4 further bedrooms • Family bathroom • Front reception room • Dining room with double doors opening onto rear reception room • Conservatory • Kitchen • Utility room • Guest WC • Garden • Loft • Cellar • Off-street parking with double gates • Side gate • Freehold

### **Local Authority**

Southwark Council

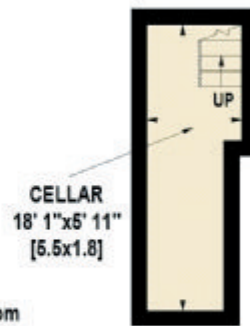
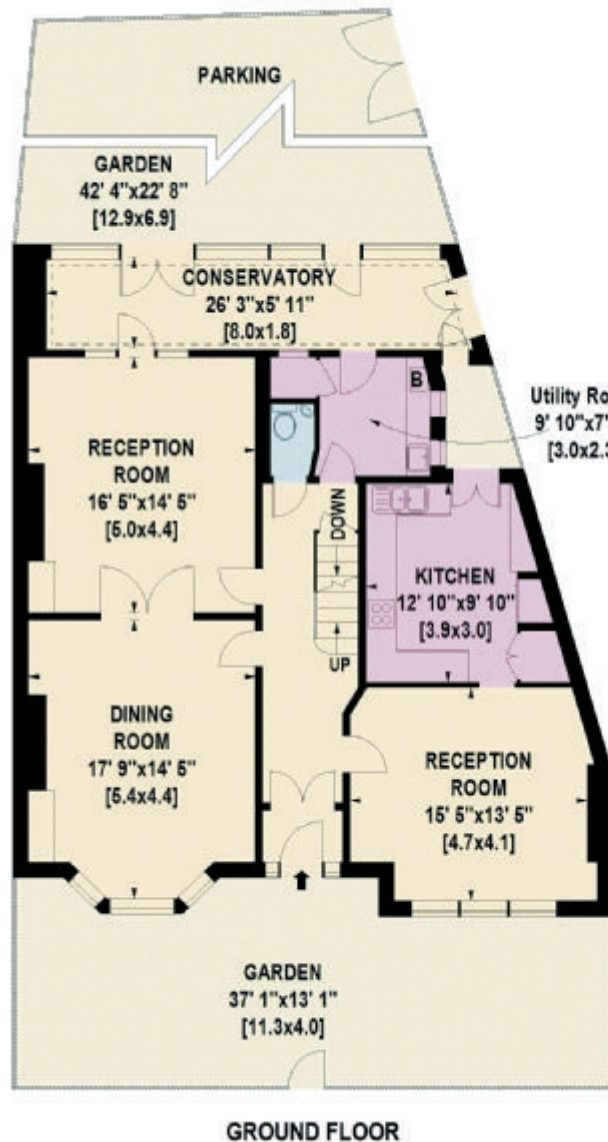
### **Guide Price**

Upon application

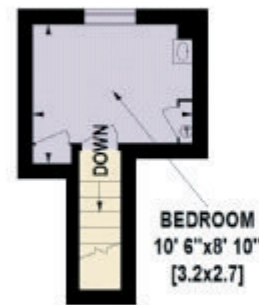
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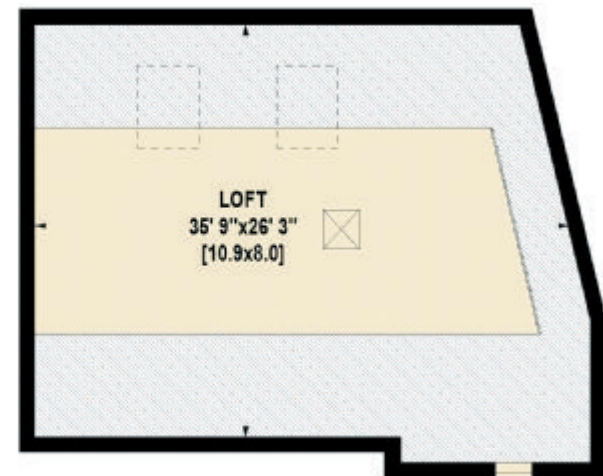
LOWER GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



LOFT

Under 1.5m head height

**Approximate Gross Internal Floor Area**  
219 sq.m./2,357 sq.ft.

**Excluding Loft**  
84 sq.m./904 sq.ft.

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