



Holmdene Avenue, Herne Hill **SE24**

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## Description

This exceptional family home offers over 2,200 sq ft of beautifully appointed living space arranged across four floors, providing superb flexibility for modern family living. The welcoming entrance hall, with its elegant tiled flooring, leads to two impressive reception rooms, both retaining an array of period features, including intricate cornicing, handsome fireplaces and wooden flooring. The middle reception room flows into the expansive full-width kitchen entertaining space, a contemporary yet characterful area centred around an island, perfect for entertaining. Expansive sliding doors open fully on to the rear garden, featuring a spacious patio, lawn and mature planting, with the added benefit of side access from the front of the house. A guest cloakroom and cleverly designed storage complete the ground floor.

The lower ground floor provides additional space comprising a large "tanked" storage room, ideal as a children's playroom or TV den. This level also houses a traditional cellar room and a separate storage, offering ample space for wine storage or utilities (restricted ceiling height).

The first and second floors are home to five generous and light-filled bedrooms including a principal bedroom that spans the full width of the house. Two spacious family bathrooms also serve these floors.

## Location

Holmdene Avenue is ideally located in the "North Dulwich triangle", a highly sought-after area known for its excellent amenities, transport connections and fantastic schools. The property is between Brockwell Park, featuring a historic lido, walled gardens, sports facilities and Sunray Gardens offering a wonderful playground. Families have access to an excellent range of schools, including highly regarded State schools such as Judith Kerr Primary School, St Jude's Church of England Primary School, Dulwich Village Infants School, Dulwich Hamlet Junior School and the Charter School North Dulwich. Independent options such as Herne Hill School, James Allen's Girls School, Alleyn's and Dulwich College are also close by.

Transport links are excellent: Herne Hill Station (0.3 miles) provides direct London Victoria, London Blackfriars and Farringdon stations and North Dulwich Station (0.5 miles) is also within easy reach, offering services to London Bridge. A network of local bus routes ensures swift access to Brixton, the City. All distances are approximate.





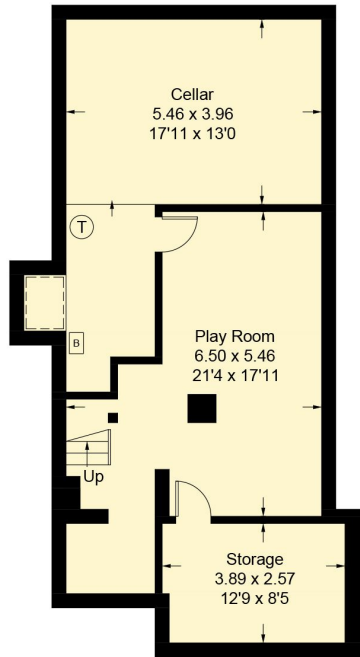




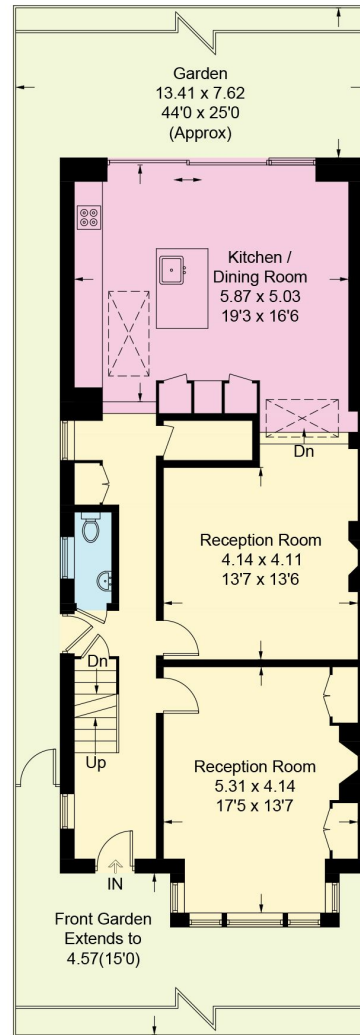




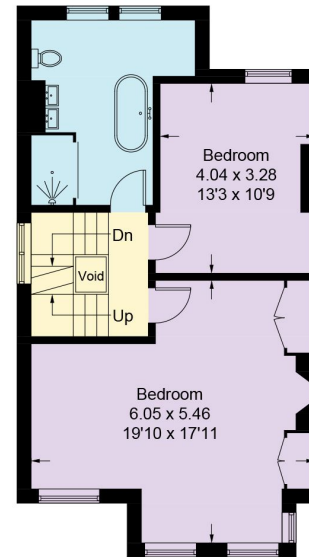
Tenure: Freehold  
 EPC: D  
 Council Tax Band: G  
 Local Authority: Southwark Council  
 Guide Price: £2,150,000



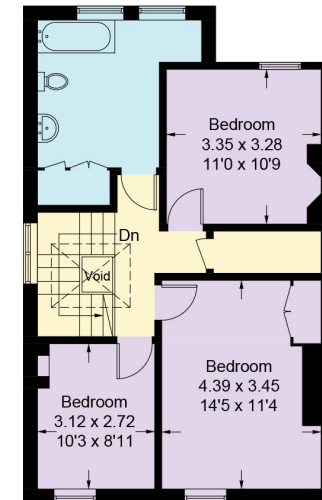
**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

Approximate Gross Internal Area = 209.9 sq m / 2259 sq ft  
 (Excluding Void & Lower Ground Floor)  
 Lower Ground Floor = 72.5 sq m / 780 sq ft  
 Total = 282.4 sq m / 3039 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

= Reduced headroom below 1.5m / 5'0

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated February 2025.

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