



GUBYON AVENUE

Herne Hill, SE24



OUTSTANDING FIVE BEDROOM FAMILY HOME

This charming terraced house offers exemplary accommodation and entertaining space in a highly sought after location.



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EPC

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Local Authority: London Borough of Lambeth

Council Tax band: F

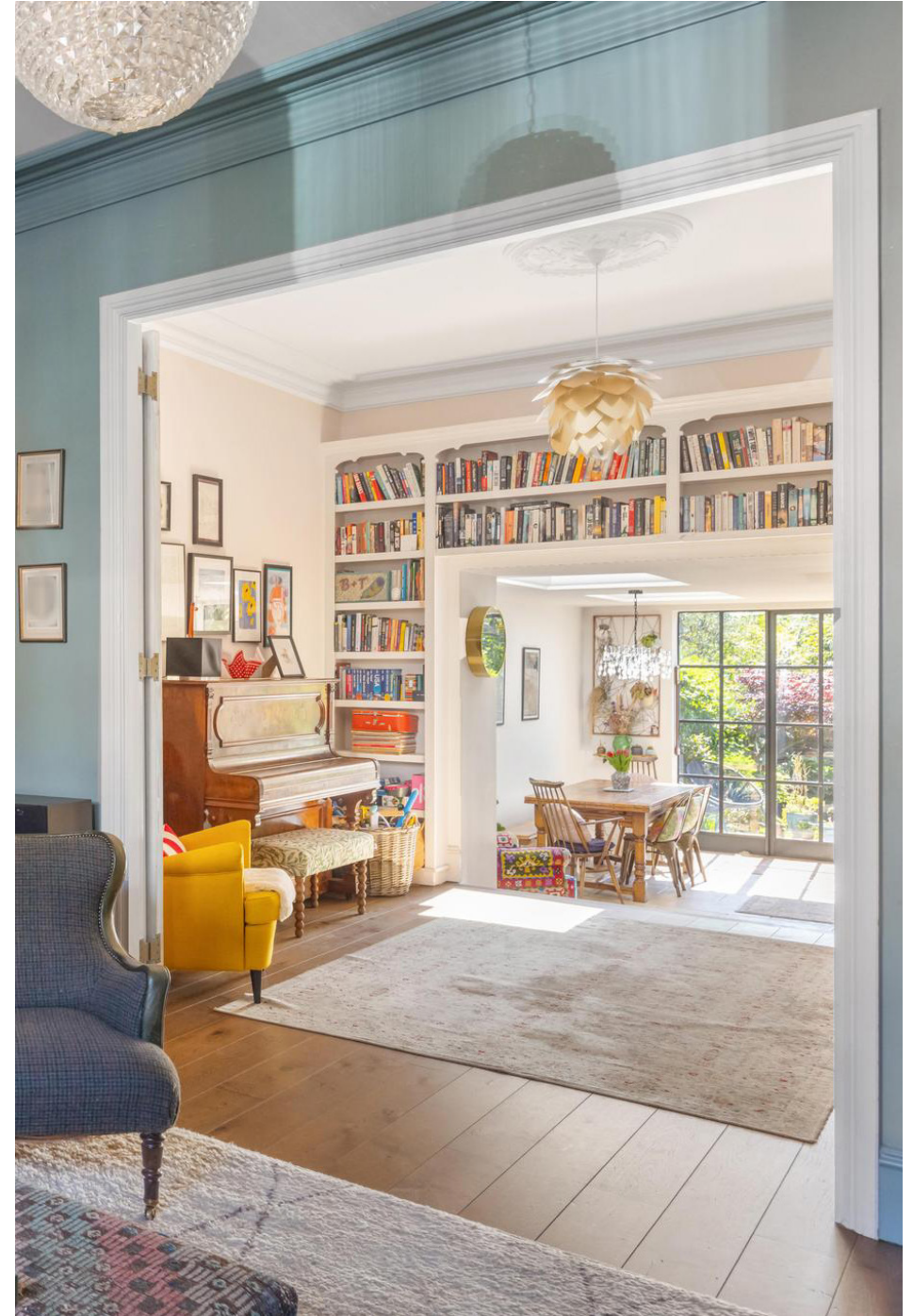
Tenure: Freehold

Guide Price: £2,150,000



BEAUTIFUL SOUTH-WEST FACING GARDEN

The ground floor features two adjoining reception rooms with wooden flooring and ornate cornicing. Steps down from the rear reception room lead through to the beautiful open-plan kitchen and dining area with floor to ceiling Crittall doors opening out into the south-west facing garden. The same kitchen flag stone tiles extend through to the patio, enhancing the harmonious blend of indoor and outdoor living. A separate WC is tucked away under the stairs as well as a basement area providing a separate utility space. The first floor comprises the principal bedroom suite with an intricate fireplace, ample wardrobe space and a well proportioned en suite bathroom with stand-alone bath and shower. The second bedroom on this level overlooks the garden and is serviced by a family bathroom. There is also a separate office space to the front. On the second floor, there are three additional bedrooms benefitting from eaves storage serviced by a final shower room.









Approximate Gross Internal Area = 215.28 sq m / 2317 sq ft (Excluding Eaves Storage)
 Eaves Storage = 6.45 sq m / 69 sq ft
 Inclusive Total Area = 221.73 sq m / 2387 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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