



FERNDENE ROAD

Herne Hill, SE24



OVERLOOKING RUSKIN PARK

This incredibly special property benefits from over 2,500 sq ft of living space, a sizeable garden and off-street parking.



5



2



2

EPC

D

Local Authority: London Borough of Lambeth

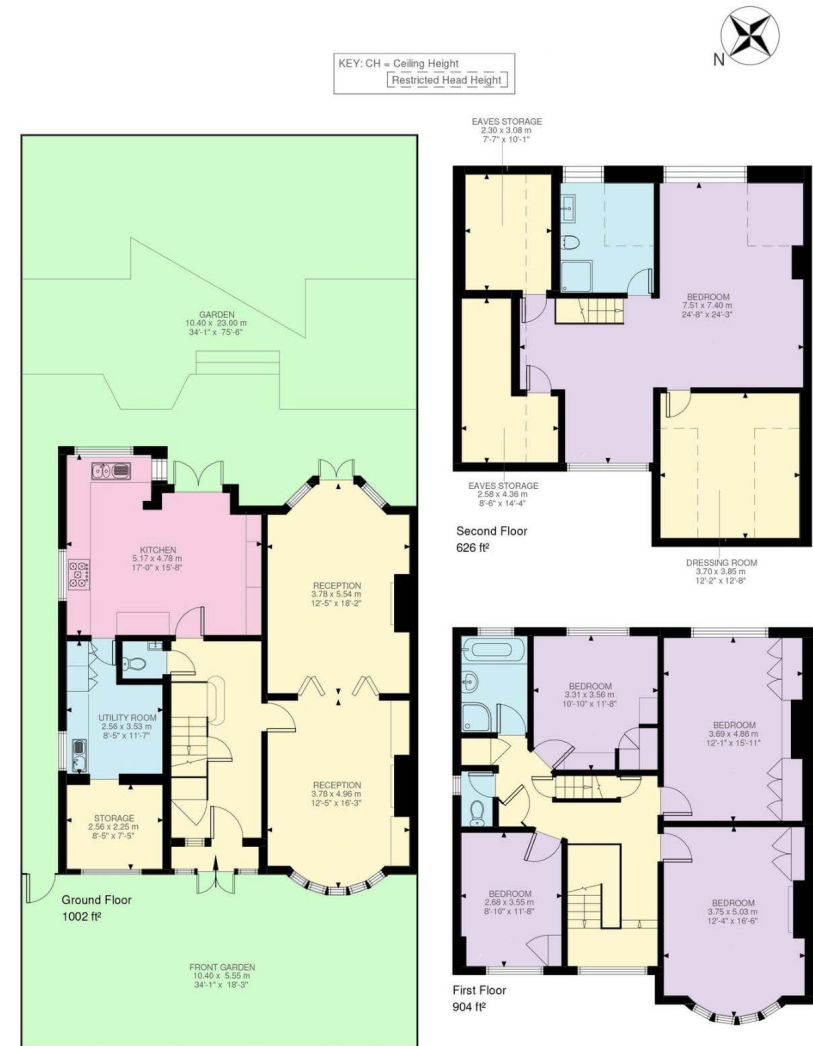
Council Tax band: F

Tenure: Freehold

Guide Price: £1,650,000

The ground floor comprises a bright dual reception space, kitchen, handy utility room, storage space and a separate WC. The south-east facing garden can be accessed via the reception room, the kitchen and a useful separate side access. On the first floor, four well-proportioned bedrooms are serviced by a family bathroom as well as another separate WC. The second floor houses a large fifth bedroom with an en suite shower room, dressing room and ample eaves storage.

Ferndene Road has excellent connections to the rest of London via Denmark Hill station (0.4 miles), Herne Hill station (1 mile), and North Dulwich station (1 mile). There are also numerous nearby bus routes. Nearby schools include Judith Kerr Primary, The Charter School, Herne Hill School, James Allen's Girls' School and Alleyn's School.



Approximate Gross Internal Area = 235.21 sq m / 2532 sq ft (Excluding Eaves Storage)

Eaves Storage = 17.18 sq m / 185 sq ft

Inclusive Total Area = 252.39 sq m / 2717 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.

Jay Davis
020 3815 9410
jay.davis@knightfrank.com

Knight Frank Dulwich
1C Calton Avenue
SE21 7DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <ParticularsDates>. Photographs and videos dated <PhotoDate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.