



**3 Bed Ground  
Floor  
Apartment  
located on  
Hollingbourne  
Road. SE24**

Asking price £750,000



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estates

Ground Floor Flat, 17  
Hollingbourne Road  
London  
SE24 9NB

Living  
Room

Kitchen

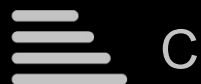
Bedroom  
One

Bedroom  
Two

Bedroom  
Three

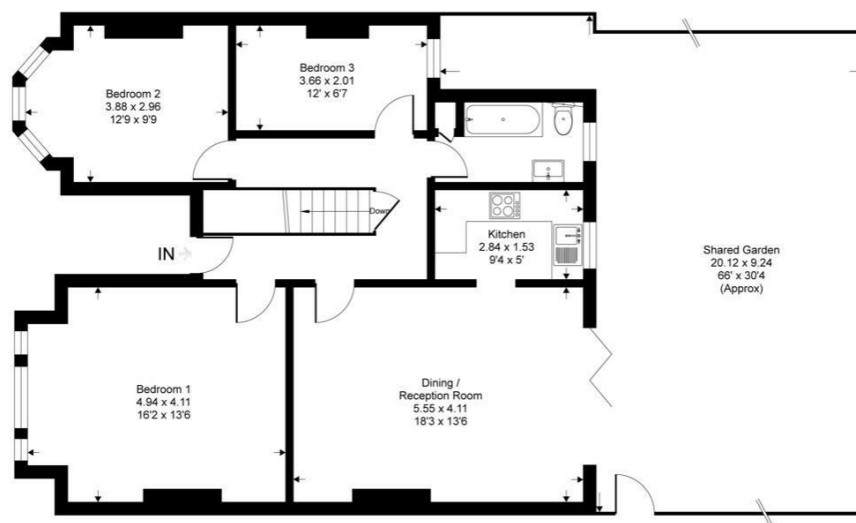
/  
Study

Shared  
Garden

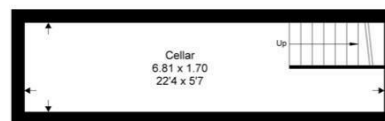


### Hollingbourne Road, SE24

Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft



Ground Floor



Cellar

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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Welcome to Hollingbourne Road! Here we have a ground floor, three bedroom apartment with period features, high ceilings and a large and spacious shared garden on the ground floor of a large, double fronted house. The apartment has an air of luxury due to the sheer size of the rooms and the grandeur of the building making the property desirable for couples, families and potentially developers looking to improve and extend the already impressive property.

Hollingbourne Road is one of Herne Hill's most prestigious roads with beautiful double fronted Victorian houses mirrored on both sides of the road. The hard red brick properties are softened by the tree lined street and gentle green foliage from the well maintained front gardens. Located a short walk to Herne Hill and North Dulwich train stations, the property offers a fantastic combination of convenience whilst being secluded from the direct hustle and bustle found on the main roads.

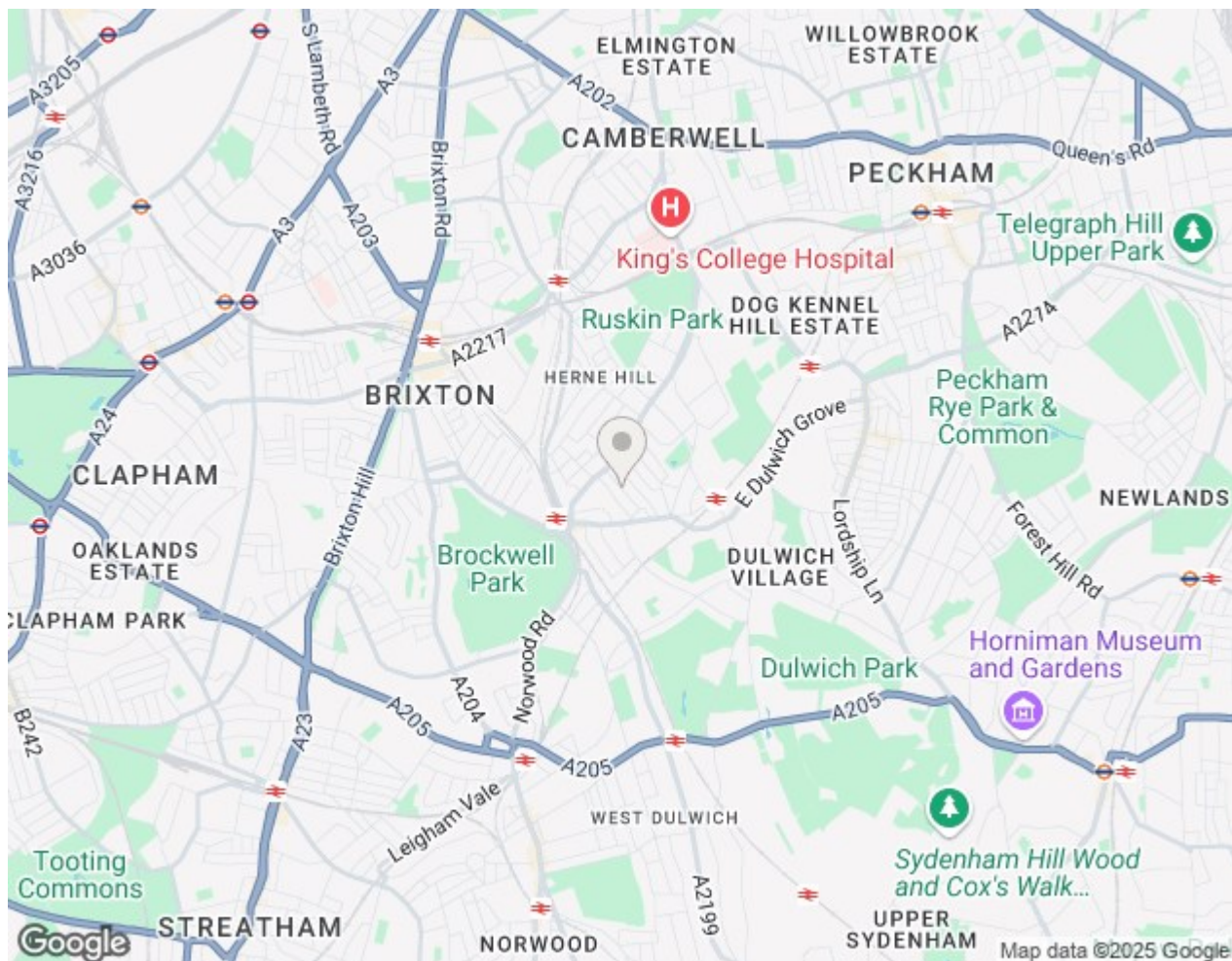
Within close proximity are Brockwell Park and Dulwich park allowing for numerous hobbies such as swimming at Brockwell Lido and Tennis at one of numerous tennis clubs scattered around Dulwich.

The schools in the area include various Ofsted rated Outstanding schools and independent schools such as Dulwich Village primary, Judith Kerr Primary and Rosendale School.

The property is a fantastic option for people looking for a bit of a project, where there is ample space to make improvements and offer an incredible home to a family or couple.







## CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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