



Gubyon Avenue, SE24
Guide £2,850,000 - £3,000,000

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In general

- Substantial double fronted house
- Six bedrooms
- Architecturally re-designed, including full width loft extension
- High specification throughout
- Close to 3,000sqft of living space
- Stunning landscaped designed garden
- Close to transport serving Central London & The City
- Early viewing advised

In detail

Nestled on the sought after Gubyon Avenue in the heart of Herne Hill is this double-fronted semi-detached family house. Featuring close to 3,000 square feet of living space distributed across three floors, this property is a rare find in today's market, eagerly sought after by discerning buyers.

The current owners have spared no expense in refurbishing this home to an impeccable standard. The result is a harmonious blend of original features and contemporary comforts, offering an exceptional living experience.

Upon entering, you'll find a generous 35' open-plan reception room that seamlessly incorporates a modern kitchen dining area. High ceilings and cornicing add character to the space, while underfloor heating ensures warmth and comfort throughout the property.

The ground floor encompasses various reception rooms, with high ceilings, as well as a snug featuring a large bay window. The kitchen is a standout feature, featuring a bespoke design by West and Reid, complete with a range of integrated appliances and a convenient kitchen island. For added practicality, there's a spacious utility room, a must for any family, and a gymnasium with patio doors leading to the garden.

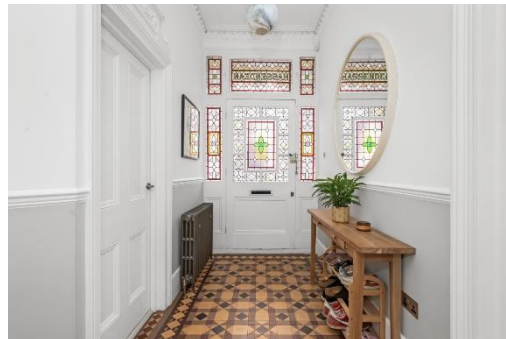
With six bedrooms in total, the master bedroom enjoys the luxury of an en-suite bathroom with walk in shower. Multiple well-appointed bathrooms and shower rooms ensure ample facilities for the entire household. The property also includes a good-sized cellar.

Outside, the meticulously landscaped garden designed by Barbara Samitier beckons for al fresco living, while the secluded rear garden offers a peaceful retreat.

This property's prime location ensures easy access to the local amenities of Herne Hill and Dulwich Village, including top-notch schools, shops, bars, and restaurants. Nature enthusiasts will appreciate the nearby Brockwell Park, and commuters will find convenience in the proximity to Herne Hill (Mainline) Station and The North Dulwich Station, connecting to central London and the City.

With its sumptuous living spaces and attention to detail, this property presents a rare opportunity to acquire a family home that effortlessly blends modern convenience with timeless elegance.

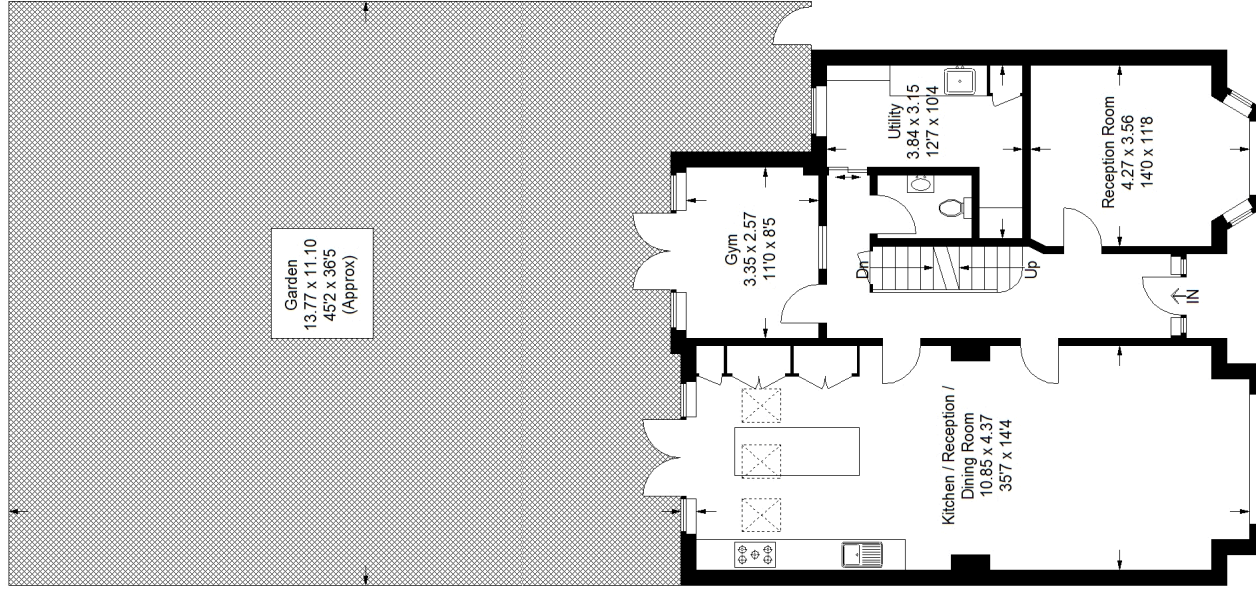
EPC: D | Council Tax Band: F



Floorplan

Gubyon Avenue ,SE24

Approximate Gross Internal Area
 Basement = 14.5 sq m / 156 sq ft
 Ground Floor = 98.7 sq m / 1062 sq ft
 First Floor = 88.5 sq m / 953 sq ft
 Second Floor (Excluding Eaves)
 69.5 sq m / 748 sq ft
 Total = 271.2 sq m / 2919 sq ft



Second Floor



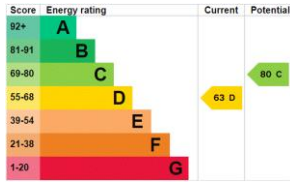
First Floor

Ground Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
 shapes and compass bearings before making any decisions reliant upon them.

= Reduced Headroom Below 1.5 M / 5'0

Garden
 13.77 x 11.10
 45'2 x 36'5
 (Approx)



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