



Gubyon Avenue, SE24  
Guide £1,675,000

0208 702 9555  
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# In general

- Sought after location
- Double reception room
- Five bedrooms, three bathrooms
- Utility room & separate wc
- Extended & modernised by current owners
- Large kitchen/dining room
- Close to transport links
- No Onward Chain

# In detail

We are delighted to bring to the market this substantial five bedroom, three bathroom late Victorian terraced house for sale on Gubyon Avenue, a sought after residential road in Herne Hill.

The accommodation is laid out over three levels and the property is presented in immaculate order throughout. The double reception room has large windows to the front bay, a feature limestone fireplace (with gas inset) and oak flooring throughout. The large kitchen/dining room has a good selection of bespoke wall & base units including two double pantry cupboards, three Neff ovens and hob, ideal for a keen cook, as well as underfloor heating. The dining area looks out onto the garden with ample space for a large six-seater dining table. The patio doors off the dining area open fully with level access to the garden to create a lovely in/out entertaining space, with garden lighting installed. Off the hallway there is a downstairs WC, good-sized coat cupboard and access to the cellar.

On the first floor landing is a double bedroom (currently a study) with views over the garden, and a utility room. On the main first floor is the spacious principal bedroom with large sash windows, a beautiful original fireplace, and an en-suite dressing room and shower room. On the second half landing is a double bedroom and family bathroom, and on the top floor two further bedrooms and a further bathroom.

The well-tended rear garden, which is not overlooked, has a patio area directly outside the dining area. Steps lead up to an area with borders containing climbing roses, shrubs and trees. There is a storage shed next to the kitchen (not visible from the house) and a small garden building (with electricity provision) that could be used as a summer house, potting shed or further storage.

The current owners installed double-glazed hard-wood windows throughout as well as high-quality built-in storage, and modernised the wiring and plumbing.

Gubyon Avenue is a popular location, close to the centre of Herne Hill with its popular selection of restaurant & shopping amenities, Herne Hill railway station (Victoria, Thameslink, Blackfriars), numerous bus routes and the vast expanse of Brockwell Park with its lido & café. It is in walking distance of Denmark Hill (Overground) and North Dulwich (London Bridge) railway stations as well as the centre of Dulwich.

Internal viewing of this truly fine family home is immediately recommended

EPC: E | Council Tax Band: F



# Floorplan

## Gubyon Avenue, SE24

Approximate Gross Internal Area

Cellar = 10.4 sq m / 112 sq ft

Ground Floor = 67.3 sq m / 724 sq ft

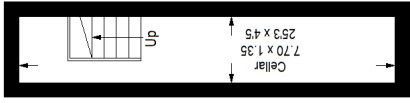
First Floor = 62.3 sq m / 671 sq ft

Second Floor (Excluding Eaves / Void)

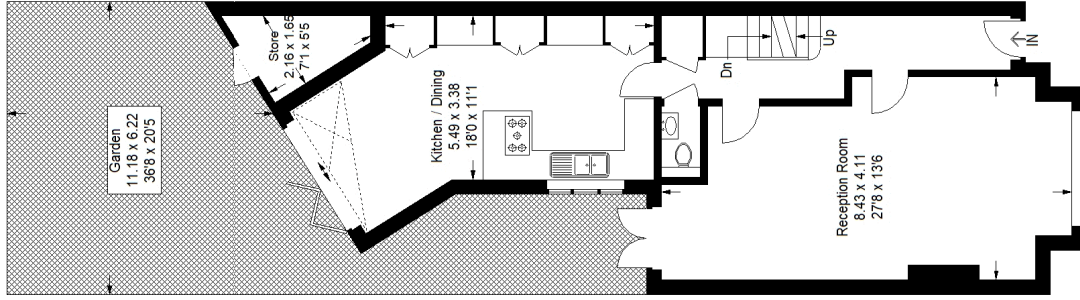
50.8 sq m / 547 sq ft

Store = 3.3 sq m / 35 sq ft

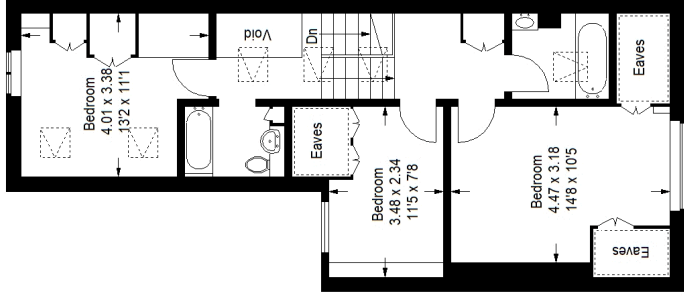
Total = 194.1 sq m / 2089 sq ft



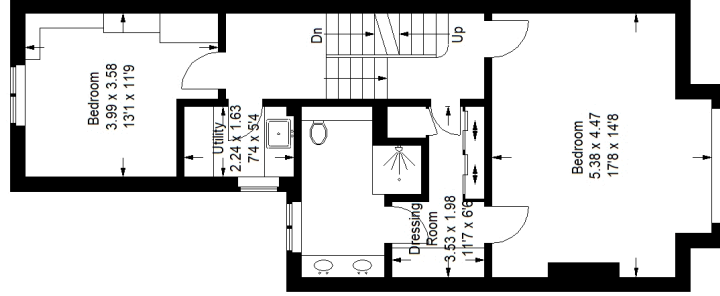
Cellar



Ground Floor



Second Floor



First 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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