



Holmdene Avenue, SE24 | Offers In Excess Of £700,000

02087029555

hernehill@pedderproperty.com

pedder
We live local



In General

- Chain Free
- Garden Flat
- Newly refurbished
- Spacious reception room
- Stylish kitchen
- 2 bedrooms
- Modern bathroom
- Private rear garden
- Close to transport links
- Share of Freehold

In Detail

Situated within the 'North Dulwich Triangle' area of Herne Hill is this immaculately presented two bedroom garden flat which has recently been subject to a fully refurbishment programme.

Holmdene Avenue is a sought after tree-lined residential road. The communal hall is well decorated and has original tessellated tiles to the floor.

The accommodation comprises a spacious reception room with large sash windows to front (with shutters), cornicing, picture rail, ceiling rose and a feature fireplace to the chimney breast. The kitchen has a stylish range of wall & base units incorporating an induction hob & oven, integrated fridge/freezer and dishwasher, butler sink, plumbing for washing machine and window overlooking the side return. The principal bedroom is to the rear of the building and has a door to the private rear garden, the second bedroom has a window to the flank. The modern bathroom comprises a bath with rain head shower, low level wc, round bowl sink in vanity and heated towel rail. There is a cellar for storage.

The garden measures 22ft x 18'5ft and has a good-sized patio area, then the garden is mainly laid to lawn with flower borders to the rear and a garden store.

There are a variety of shops at the bottom of the hill on Half Moon Lane, and central Herne Hill offers a popular range of restaurant & shopping amenities and access to the vast expanse of Brockwell Park with its lido & cafe. The property is well situated for several highly desirable state & private schools.

Both Herne Hill (Victoria, Thameslink, Blackfriars) and North Dulwich (London Bridge) railway stations serve the property. A variety of bus routes traverse the local roads.

Offered to the market Chain Free, we would highly recommend an early viewing to avoid disappointment.

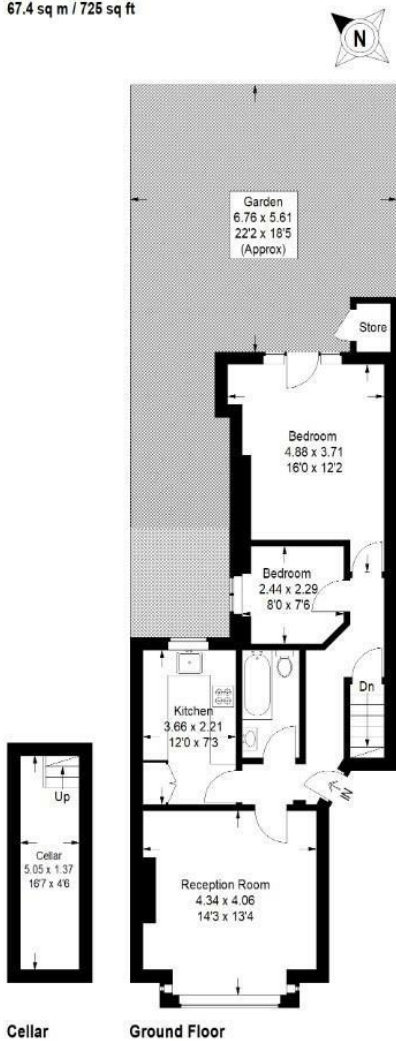
Council Tax Band: C | EPC: C | Lease: 984 years remaining | SC: TBC | GR: Nil | BI: £300 pa



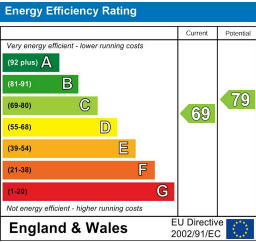
Floorplan

Holmdene Avenue, SE24

Approximate Gross Internal Area
(Excluding Store)
67.4 sq m / 725 sq ft



Copyright www.pedderproperty.com © 2025
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.