

**Dulwich Road, Herne Hill, SE24**

2 bedroom flat - conversion for sale

**£650,000**

Share of Freehold

## Property Details

This exceptional two double bedroom split-level conversion occupies the upper floors of a grand Victorian house on Dulwich Road, perfectly positioned between Herne Hill and Brixton. The handsome façade and tiled steps set a welcoming tone, leading up to a thoughtfully arranged interior. The spacious reception room spans the width of the property and is flooded with natural light from three sash windows, with high ceilings, an ornate ceiling rose, exposed floorboards and a brick feature wall creating distinct dining and living areas. The kitchen and bathroom are stylishly finished and thoughtfully designed, complementing the home's practical flow. Upstairs, the principal bedroom at the front benefits from a rare walk-in wardrobe and soft carpeting, while the second bedroom to the rear provides a peaceful retreat with generous proportions and a landing nook ideal for home working. Brockwell Park sits directly opposite, offering award-winning green space, the iconic 1930s Lido and excellent sports facilities, while Herne Hill station is a six-minute walk and Brixton tube is also nearby, placing the best of both neighbourhoods on your doorstep.

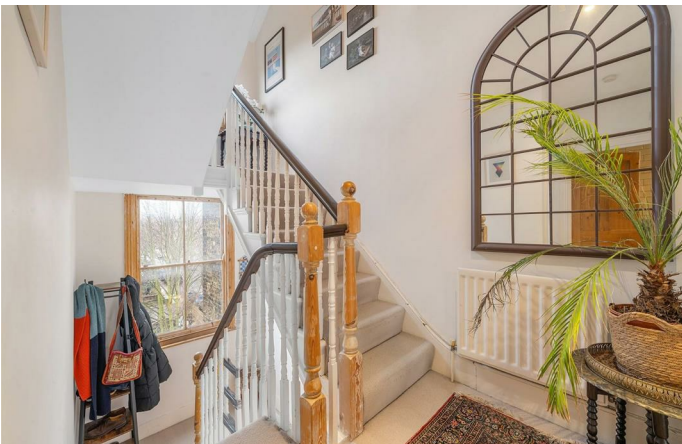
Council tax band D

EPC rating D (64)

## Features

- Two double bedrooms
- Grand semi-detached Victorian conversion
- Over 900 square feet of internal living space
- Split over two floors
- Characterful features
- Opposite Brockwell Park
- Sought-after residential street in the heart of Poets Corner
- Walking distance to Brixton and Herne Hill stations
- Share of freehold







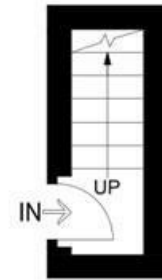


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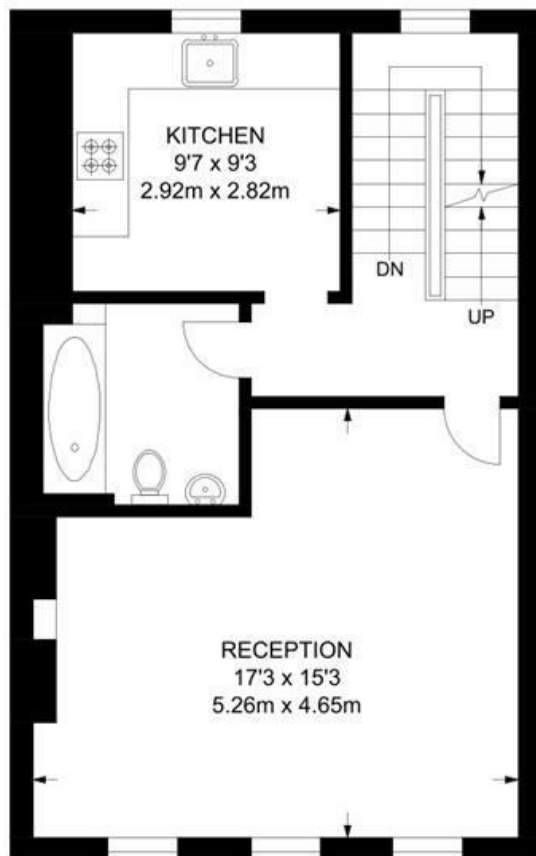
## Dulwich Road, SE24

### 2 Bedroom Flat

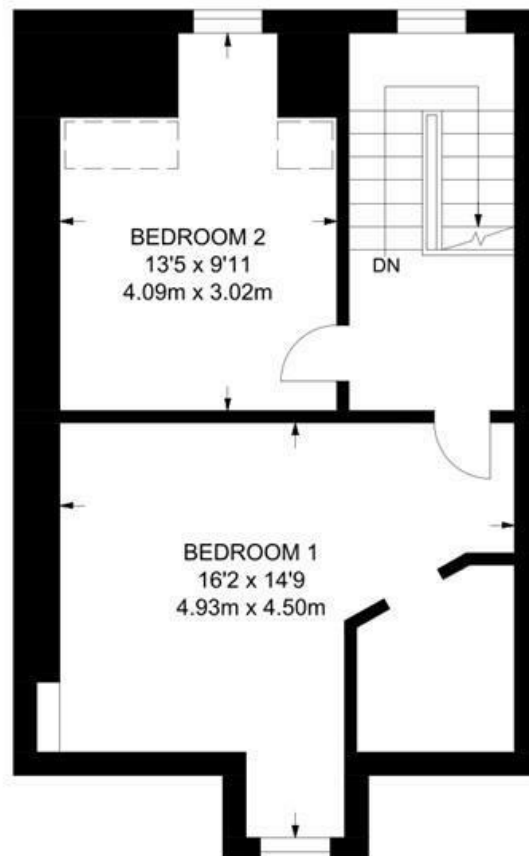
APPROXIMATE GROSS INTERNAL AREA: 930 SQ FT / 86.4 SQ M



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.



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