



Dulwich Road, SE24 | £600,000

02087029555

[hernehill@pedderproperty.com](mailto:hernehill@pedderproperty.com)

**pedder**  
We live local







# In General

- Chain Free
- First floor conversion
- Spacious reception room
- kitchen
- Two double bedrooms
- Shower room
- Communal garden back Brockwell Park
- Close to transport links
- Easy access to Brixton centre & tube

# In Detail

Nestled in the vibrant heart of Herne Hill, this charming two double bedroom first floor conversion flat offers a perfect blend of comfort and convenience.

The property offers a spacious reception room with feature fireplace, built-in display cupboards to both alcoves and large windows to front affording ample light. The kitchen offers a good range of wall & base units, integrated oven & hob and fridge/freezer.

The principal bedroom is situated to the rear of the building with large windows overlooking the vast communal garden and views beyond across Brockwell Park. The second double bedroom has a window to the front and feature fire surround. There is a shower room with corner cubicle, low level wc, pedestal wash hand basin and heated towel rail.

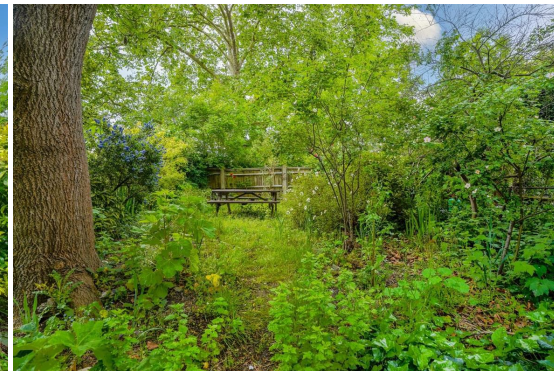
The property boasts access to a delightful communal garden that backs onto the picturesque Brockwell Park. The garden is mainly laid out to lawn with mature shrubs, plants & trees and there is a secure side gate. This area is ideal for entertaining family & friends, barbecues and picnics, or simply enjoying the outdoors, offering a serene escape from the hustle and bustle of city life.

Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its cafe & lido.

Being chain-free, this property is ideal for first time buyers, buy-to-let investment or pied-a-terre for those requiring a London base.

Early viewings are highly recommended.

EPC: C | Council Tax Band: C | Lease: 970 remaining years | SC: Nil | GR: Nil | BI: £350 pa



# Floorplan

Dulwich Road, SE24

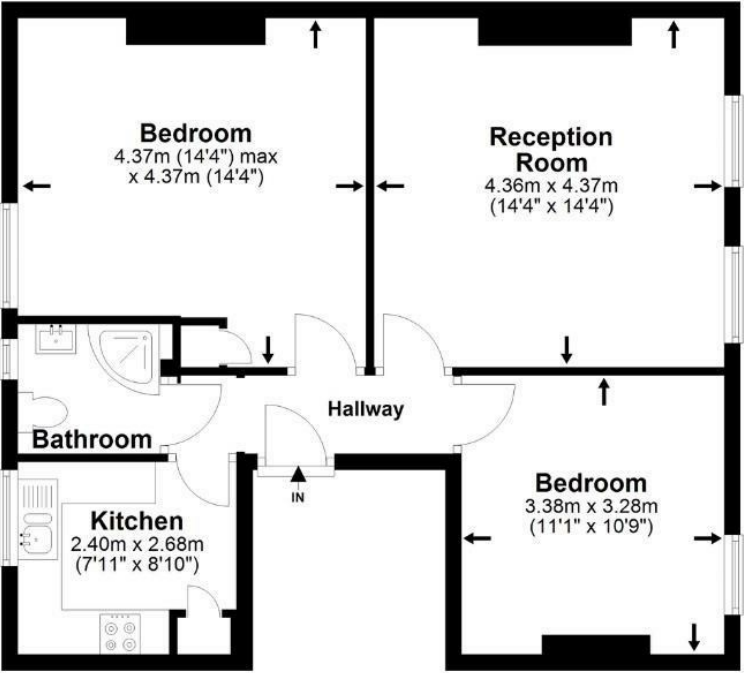
Total\* = 62.5 sq. m / 672.3 sq. ft

Second Floor = 62.5 sq. m / 672.3 sq. ft

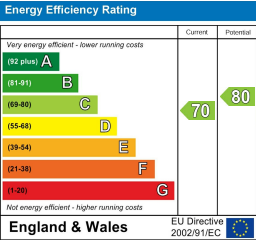
 = Reduced head room below 1.5m



## Second Floor



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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.