



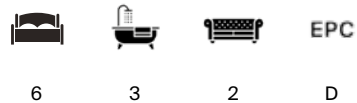
GUBYON AVENUE

Herne Hill, SE24



A CHARMING DOUBLE-FRONTED PERIOD HOME

A substantial double-fronted Victorian home on a large plot situated
on a popular road in Herne Hill.



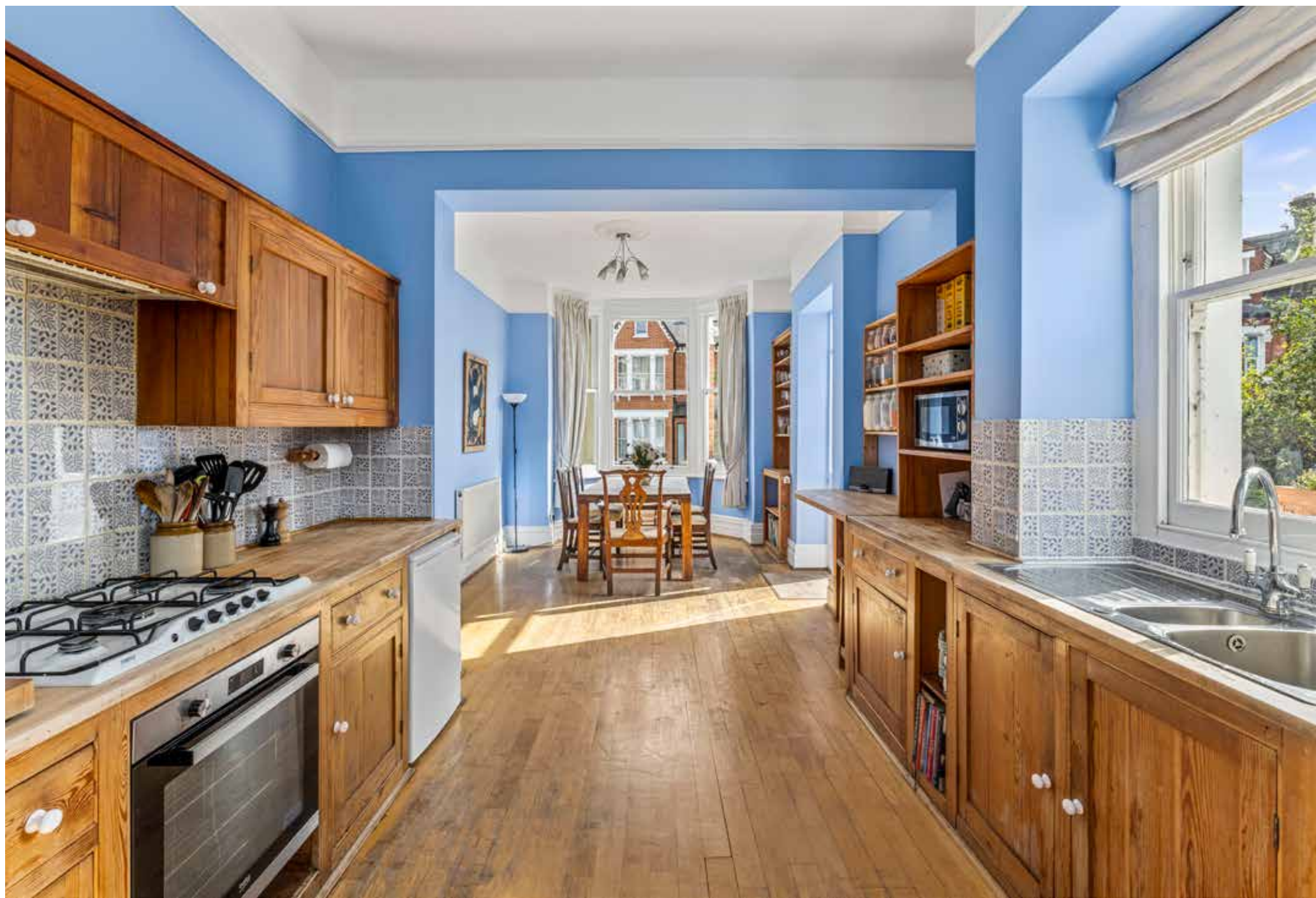
Local Authority: London Borough of Lambeth

Council Tax band: F

Tenure: Freehold

Guide Price: £2,500,000





GUBYON AVENUE

Set on one of Herne Hill's most coveted residential streets, this distinguished double-fronted house enjoys a commanding position and a generous west-facing garden.

A wide and impressive entrance hall immediately conveys the scale and character of the house. To one side lie two beautifully proportioned reception rooms, each benefiting from high ceilings and original period fireplaces. The front reception room is enhanced by large sash windows and the rear room has a door opening directly onto the garden, affording a delightful outlook.

To the opposite side of the house, an expansive kitchen-dining room extends the full length of the property, providing a superb space for both family living and entertaining. A side door opens onto the extensive west-facing garden extending to the side and rear, further enhancing the sense of light and openness.

To the rear of the property, a well-appointed utility room with shower facilities provides useful amenity, whilst a cellar offers additional storage.







THE LOCAL AREA

Upstairs, the first floor comprises four generously sized bedrooms, one of which is currently arranged as an additional reception room. All are notable for their elegant proportions and abundant natural light. These are serviced by a large family bathroom, featuring a bath with an overhead shower, located within the rear outrigger.

At second-floor level are two further bedrooms, a bathroom and an additional kitchen. This floor offers excellent flexibility and is ideally suited to extended family use, guest accommodation or independent living, with the option for the kitchen to be removed to create further bathroom or study if desired.



Gubyon Avenue is a well-established and sought-after residential road in SE24, conveniently located close to the popular neighbourhoods of Herne Hill and West Dulwich. Residents benefit from a diverse range of local shops, cafés and eateries, along with strong transport links providing straightforward access into central London. The area is further complemented by attractive open green spaces and an excellent choice of highly regarded schools, including Dulwich College, James Allen's Girls' School and Alleyn's School.





Approximate Gross Internal Area = 256 sq m / 2,756 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Catherine Stage

020 3815 9410

catherine.stage@knightfrank.com

Knight Frank Dulwich

IC Calton Avenue

London, SE21 7DE

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated April 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

We have been informed the property historically suffered from minor subsidence / settling, you should ensure you take independent advice on this.

