



Herne Hill Road, SE24 | Guide Price £575,000

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# In General

- Split-level maisonette
- Bright reception room
- Spacious kitchen/dining room
- 2 double bedrooms & study
- Popular location
- EICR upgrade 2021
- New Vaillant boiler & flue 2022
- Replastered & repainted 2025
- Plumbing upgrades
- Close to transport links

# In Detail

Ideally located moments from the open spaces of Ruskin Park, this beautifully refurbished split-level maisonette on Herne Hill Road, SE24, offers a seamless blend of contemporary style and period charm, and is available with no onward chain. Perfectly suited for families, professionals, or anyone seeking a stylish, move-in-ready home, the property has been upgraded to the owner's exacting standards while retaining much of its original character.

Occupying the upper floor of an end-of-terrace building with its own private entrance, the maisonette benefits from a bright and welcoming atmosphere throughout. Wooden flooring runs throughout, complemented by double-glazed sash-effect windows (2018) and freshly painted neutral décor, creating a sense of light, space, and warmth.

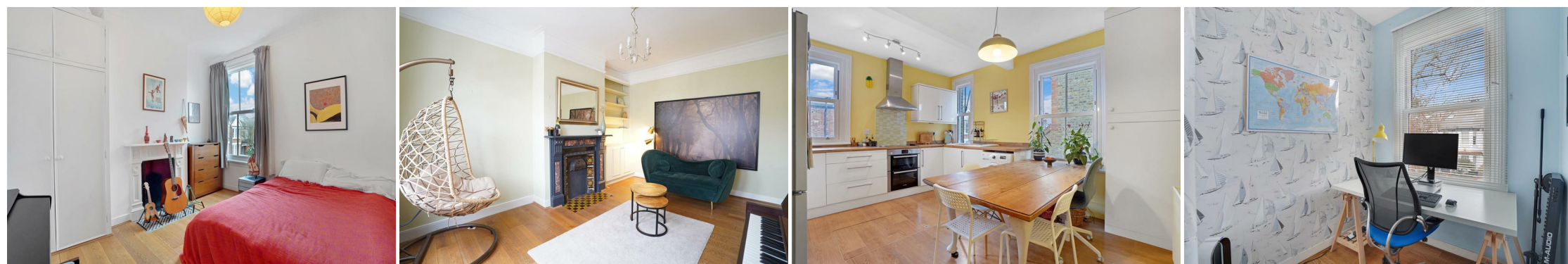
The front reception room is full of character, with large windows that flood the space with natural light, highlighting the feature fireplace, bespoke built-in storage cabinets, picture rails, and elegant coving. At the rear, the stylish kitchen/dining room is fitted with a full range of wall and base units, an integrated oven and hob, and ample space for a dining table, ideal for family meals or entertaining.

There are two generous double bedrooms with built-in wardrobes, plus a versatile third room currently used as a study, ideal as a home office, guest room, or hobby space. The bathroom is well appointed with a bath and shower attachment, vanity basin, and WC.

Transport links are excellent, with Herne Hill, North Dulwich, Denmark Hill, and Loughborough Junction stations all nearby, offering fast and frequent connections to Victoria, London Bridge, Blackfriars, and the City, making commuting easy and flexible.

This exceptional home combines light, space, and style in a highly desirable location, making early viewings strongly recommended.

EPC: D | Council Tax: D | Lease: 950 years remaining | SC: Nil | GR £10 pa | BI: £360 pa




# Floorplan

Herne Hill Road, SE24

Total\* = 75.1 sq. m / 807.8 sq. ft

First Floor = 71.3 sq. m / 767.8 sq. ft

Ground Floor = 3.7 sq. m / 40.0 sq. ft

 = Reduced head room below 1.5m



\*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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		67	78
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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