



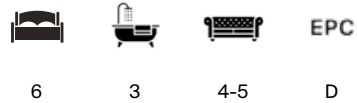
HALF MOON LANE

Herne Hill, SE24



HALF MOON LANE

A rarely available, substantial, double-fronted Victorian home with carriage driveway and separate coach house in Herne Hill.



Local Authority: London Borough of Southwark & The Dulwich Estate Scheme of Management

Council Tax band: G

Tenure: Freehold

Guide Price: £5,000,000



ACCOMMODATION ACROSS THREE FLOORS

Upon entering, you are welcomed by a wide reception hallway featuring soaring ceilings, elegant period cornicing, and an immediate sense of scale. To one side lies a dramatic double reception room, beautifully proportioned and flooded with natural light, with sash windows, feature fireplaces, and leaded glass doors that open directly onto a sun-drenched terrace. To the opposite side, a further substantial reception room incorporates the base of the turret and is currently arranged as a study/library, offering an atmospheric and versatile space. To the rear, a spacious kitchen and dining room enjoys a glazed extension that frames charming views of the neighbouring chapel. A large cellar, separate larder, utility cupboard, and guest WC provide excellent additional amenity. On the upper floors are six generous bedrooms and three bathrooms (one en suite). The top floor is currently configured as a self-contained studio apartment, though it can easily be reinstated to its original layout if required.











THE OUTSIDE SPACE & LOCAL AREA

Outside, a large south-facing terrace provides the perfect setting for outdoor dining and entertaining, seamlessly connecting to the beautifully landscaped gardens. A broad lawn is bordered by mature trees and well-stocked beds, creating a tranquil and private outdoor sanctuary. At the far end of the garden stands a substantial brick-built coach house, currently used as an artist's studio, with its own independent access from Winterbrook Road. This offers excellent potential for development, subject to the necessary permissions.



Situated on the corner of Half Moon Lane and Winterbrook Road, this substantial home is ideally situated for both the amenities of Herne Hill and the shops and amenities of Dulwich Village. The expansive green spaces of Brockwell Park, Dulwich Park and Belair Park are nearby and sought-after state schools are on the doorstep, as are world-renowned independent options such as James Allen Girls' School, Alleyn's School and Dulwich College. Herne Hill Station is nearby (0.2 miles) with direct services to London Victoria and London Blackfriars and North Dulwich Station (0.5 miles) provides direct access to London Bridge.

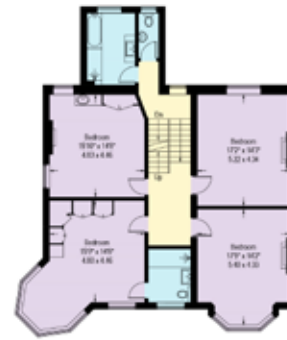


Half Moon Lane, London, SE24

Approximate Gross Internal Area
 Basement = 330 sq ft / 30.7 sq m
 Ground Floor = 1472 sq ft / 136.8 sq m
 First Floor = 1381 sq ft / 128.3 sq m
 Second Floor = 1023 sq ft / 95.0 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 44 sq ft / 4.1 sq m
 Studio = 329 sq ft / 30.6 sq m
 Total = 4579 sq ft / 425.5 sq m



Second Floor



First Floor



Basement

Illustration for identification purposes only.
 measurements are approximate, not to scale. (ID1285854)

Approximate Gross Internal Area = 3,876 sq ft / 360.1 sq m (Excluding Reduced Headroom)
 Reduced Headroom = 44 sq ft / 4.1 sq m | Basement = 330 sq ft / 30.7 sq m | Studio = 329 sq ft / 30.6 sq m
 Inclusive Total Area = 4,579 sq ft / 425.5 sq m

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)

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