



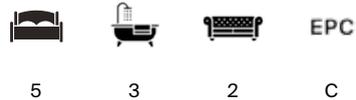
KESTREL AVENUE

Herne Hill, SE24



MODERNISED END OF TERRACE FAMILY HOME

A contemporary and stylish, fully modernised Victorian five bedroom home on a prime road in Herne Hill.



Local Authority: London Borough of Lambeth

Council Tax band: F

Tenure: Freehold

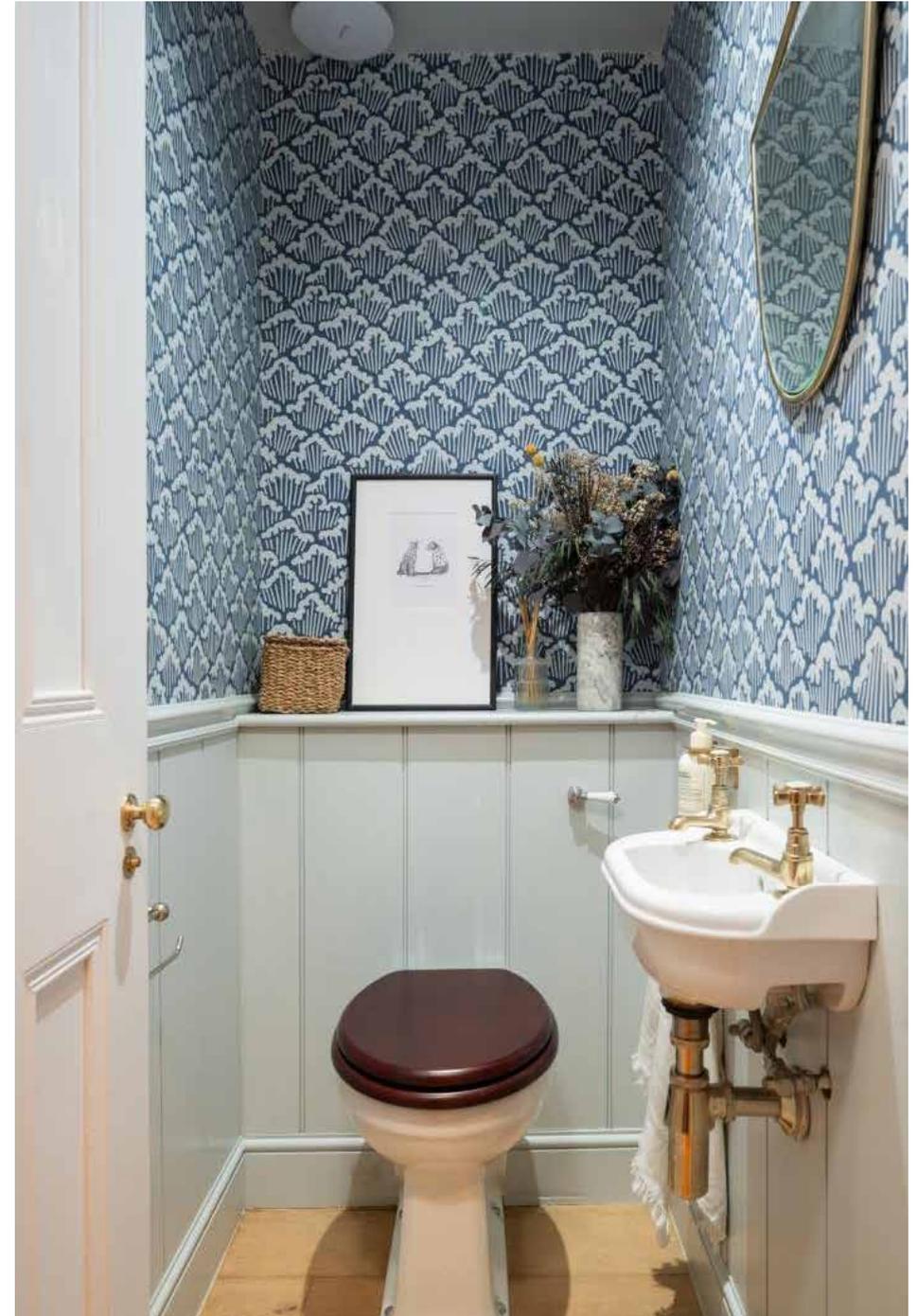
Guide Price: £2,150,000



KESTREL AVENUE

This impressive five bedroom, end of terrace period house has been fully renovated by the current owners, blending period features and modern styling to create a stylish family home.

On the ground floor, the large double reception room is immediately welcoming with high ceilings, bay window and wooden floors. A wood burning stove and double-glazed sash windows blend modern comfort with traditional style.







LIGHT-FILLED SPACES WITH CONTEMPORARY FLAIR

An impressive glass side return extension connects to the contemporary kitchen/entertaining space at the rear of the property. This elegant room, complete with underfloor heating, houses a bespoke hand-built kitchen which provides practical storage with sleek design. Floor to ceiling Crittall-style doors opens to the pretty, south-facing rear garden to provide a wonderful light and bright entertaining space.

A cleverly designed area in the centre of the house provides bags of storage for coats and shoes and houses a separate guest WC. Stairs lead to the large cellar which provides additional storage and utility space.

Upstairs, the first floor comprises three well-proportioned bedrooms all with ornate fireplaces, one of which is currently used as a playroom. These bedrooms are served by a luxurious shower room.

The top floor contains a further bedroom and family bathroom and a spacious principal bedroom with vaulted ceilings, dressing area with fitted wardrobes and ensuite shower room provides a real retreat at the top of the house.

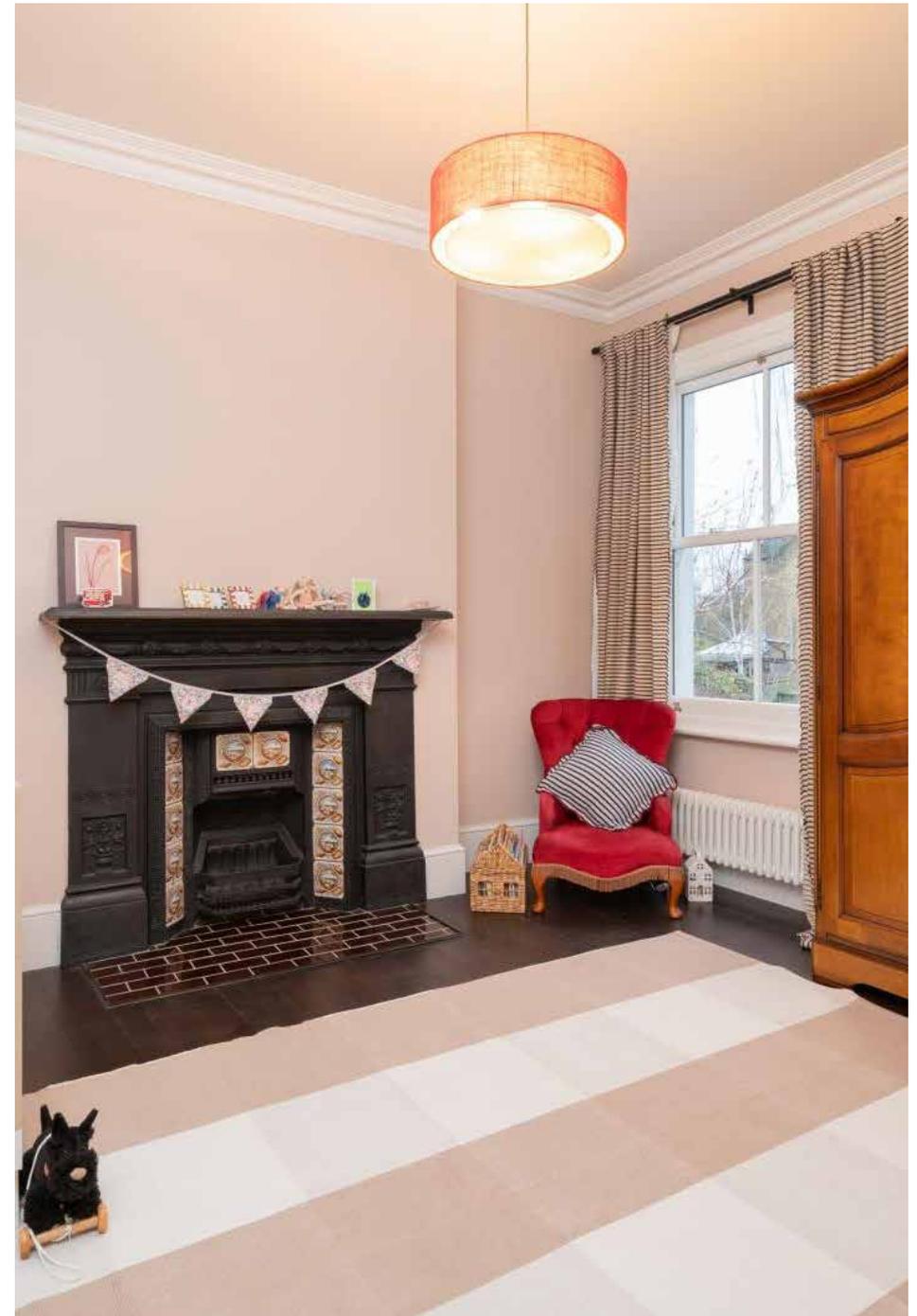


THE LOCAL AREA

This exceptional property is further enhanced by its prime location situated in the heart of Herne Hill, with easy access to a range of amenities including an array of cafes, boutique shops and restaurants.

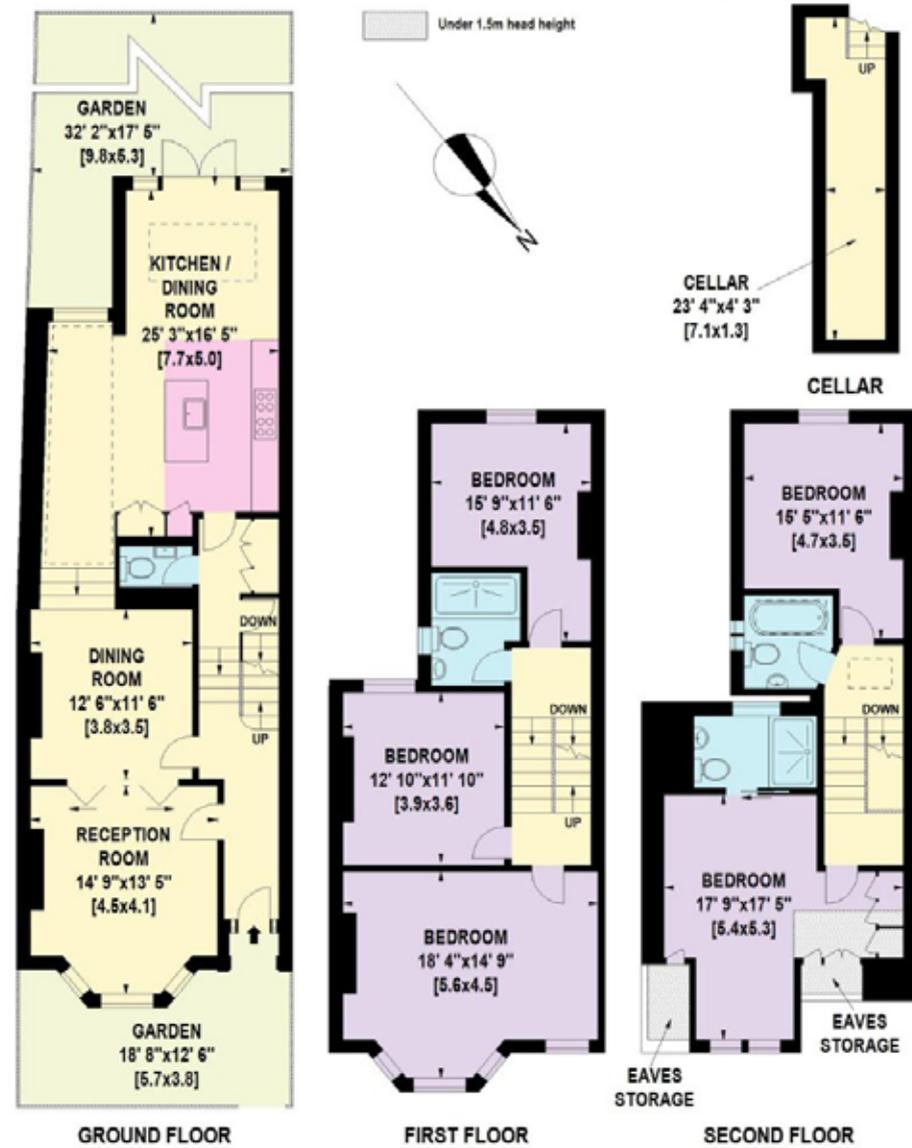
The area is also known for its excellent schooling options including Judith Kerr Primary School, Herne Hill School, James Allen's Girls' School and Alleyn's School.

Beautiful green spaces including Brockwell Park, Ruskin Park and Dulwich Park are nearby as well as great transport links from Herne Hill station (London Victoria and Thameslink services to London Blackfriars) and North Dulwich with services to London Bridge. Brixton underground station (Victoria Line) is also within easy reach.









Approximate Gross Internal Area = 209.3 sq m / 2253 sq ft (Excluding Restricted Height & Eaves Storage)
 Restricted Height = 2.5 sq m / 27 sq ft; Eaves Storage = 2.4 sq m / 26 sq ft
 Inclusive Total Area = 214.2 sq m / 2306 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)

We would be delighted
to tell you more.

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