



GUBYON AVENUE

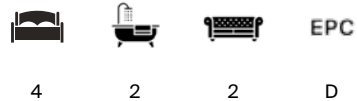
Herne Hill, SE24





BEAUTIFULLY PRESENTED PERIOD HOME

An impressive 1,910 sq ft period family home offering generous living and entertaining space over three floors, a private garden, and a highly desirable SE24 location close to Herne Hill.



Local Authority: London Borough of Lambeth

Council Tax band: E

Tenure: Freehold

Guide Price: £1,800,000



ACCOMMODATION ACROSS THREE FLOORS

This handsome and substantial period family house is arranged over three floors and provides approximately 1,910 sq ft (177.4 sq m) of well-proportioned accommodation. The property combines attractive original features with considered modern updates and further benefits from a secluded rear garden, ideally suited to family life and entertaining.

The ground floor is particularly impressive, with a welcoming entrance hall leading to a generous double reception room featuring high ceilings, original fireplaces, bay windows, elegant cornicing and a wood-burning stove, which provides both an attractive focal point and an efficient, cosy source of heat. To the rear is a contemporary kitchen/breakfast room with integrated appliances and a central island, opening into a bright dining area with glazed doors leading directly onto the garden, creating an excellent sense of flow between indoors and out.



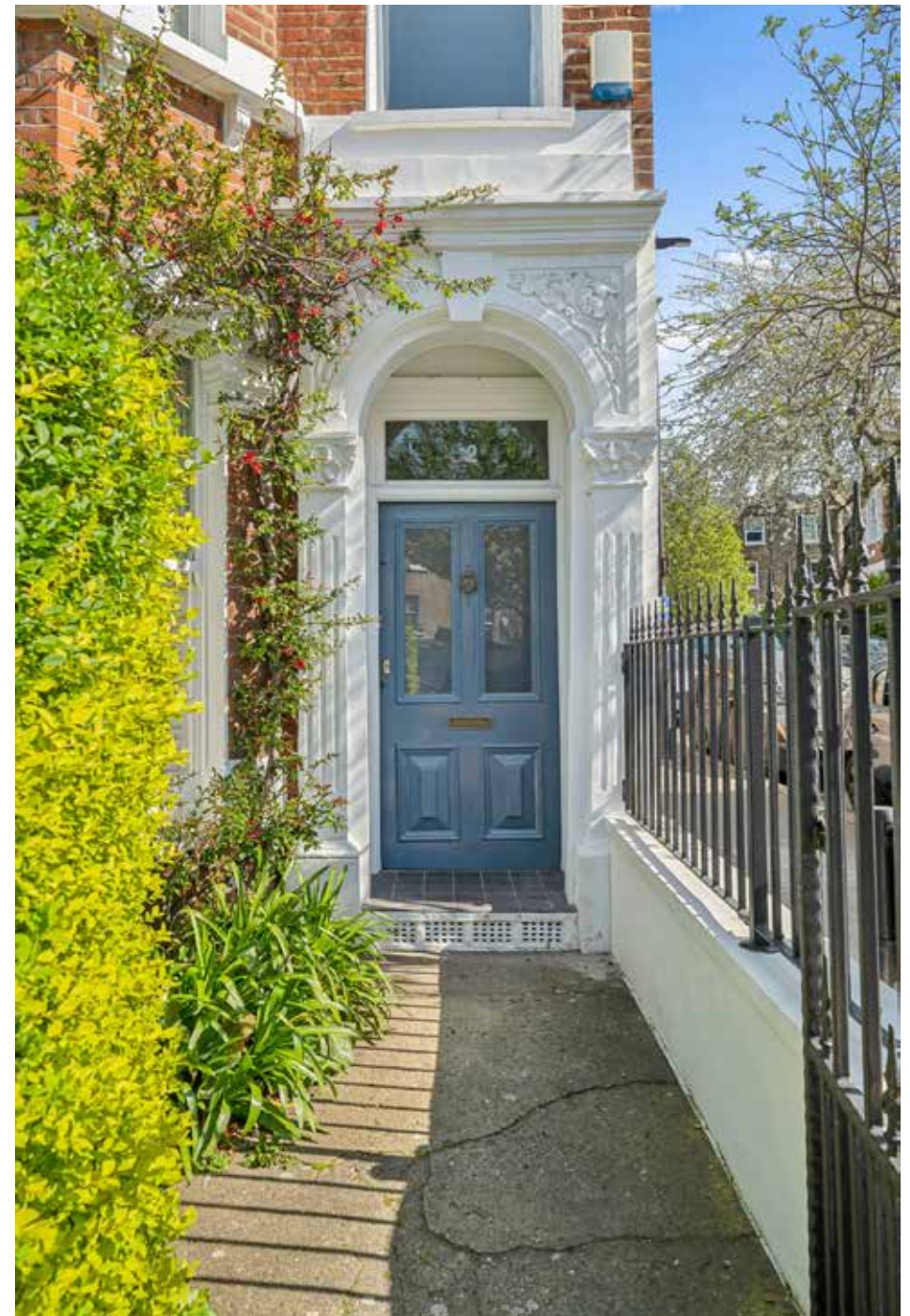


AWARD-WINNING DESIGNER GARDEN

The rear garden has been thoughtfully designed by Barbara Samitier, an award-winning garden designer, and offers a high degree of privacy with carefully considered planting, lawn and seating areas, making it ideal for both entertaining and everyday family use.

The first floor provides a well-balanced arrangement centred around a spacious principal bedroom with fitted wardrobes and fireplace, alongside additional bedrooms and a well-appointed family bathroom. The second floor offers further versatile accommodation, ideal for guest bedrooms, home working or growing families, together with additional bathroom facilities.

Throughout, the house is presented in excellent decorative order, retaining a wealth of period detail including sash windows and ceiling mouldings.







THE LOCAL AREA

Gubyon Avenue is a highly regarded residential street in SE24, well located for the amenities of Herne Hill and West Dulwich, offering a wide range of shops, cafés and restaurants. Excellent transport connections provide easy access to central London, while nearby green spaces and well-regarded schools such as Dulwich College, JAGS, Alleyn's School further enhance the appeal.





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We have been informed the property historically suffered from minor subsidence/ settling. Knight Frank recommend you obtain independent professional advice on this issue.

