

Fawnbrake Avenue, SE24 | O.I.R.O £1,599,950

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In General

- Chain Free
- Exceptional sized L-shaped garden
- Sought after residential road
- Ideal for growing family
- In need of refurbishment

In Detail

Situated on a sought-after, tree-lined residential road in the heart of Herne Hill, this substantial family home is in need of modernisation and offers exceptional potential for the incoming purchaser to create a home tailored to their own style and requirements.

A particular highlight is the impressive 128ft rear garden, understood to be one of the largest on the street. Providing an exceptional amount of outdoor space for family life, entertaining and relaxing, the garden is a real asset to the property. There is also excellent scope to extend, subject to the necessary planning permissions and consents, presenting an exciting opportunity to enhance the accommodation and put your own stamp on the property.

The ground floor currently comprises a front reception room, presently used as a workspace and for bicycle storage, alongside a generous L-shaped reception, dining and kitchen space to the rear. Double doors and a stable door provide a pleasant connection to the garden, while the kitchen is fitted with a range of wall and base units. There is ample space for a large dining table and chairs, and a useful cellar storage room is accessed from the kitchen.

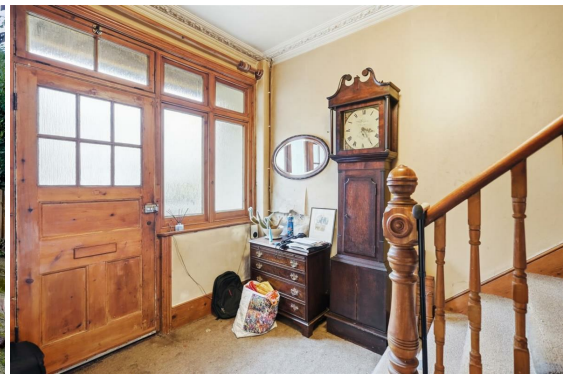
Arranged over the upper floors are four well-proportioned double bedrooms, a family bathroom and a study room (originally a second bathroom). The top floor also provides access to a good-sized loft space, presenting further possibilities to maximise the accommodation, subject to feasibility and any required permissions.

Herne Hill centre offers a popular range of restaurants and shops, a railway station with services to Victoria, Blackfriars and via Thameslink, and access to the vast expanse of Brockwell Park, with its cafe and lido.

Offered to the market with no onward chain, this property combines excellent scope for improvement. Early viewings are highly recommended.

EPC: E | Council Tax Band: G



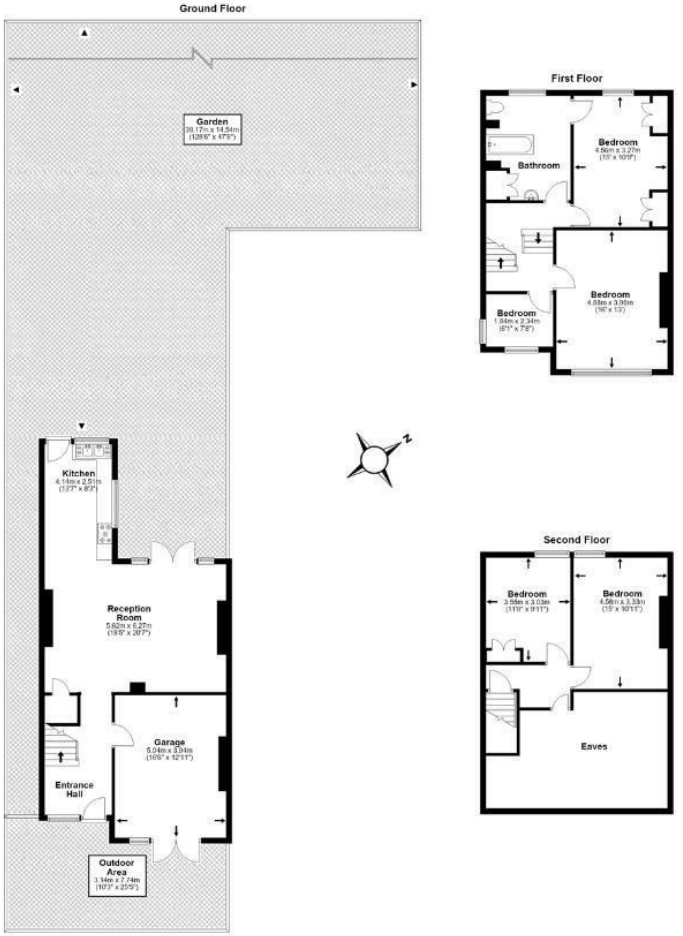



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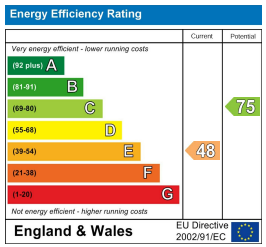
Floorplan

Fawnbrake Avenue, SE24
Total* = 185.6 sq. m / 1997.9 sq. ft
Second Floor = 56.3 sq. m / 606.1 sq. ft
First Floor = 59.5 sq. m / 640.2 sq. ft
Ground Floor = 69.8 sq. m / 751.6 sq. ft
= Reduced head room below 1.5m

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*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.



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