



RYMER STREET

Herne Hill SE24



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A lovely Victorian family house extending to approximately 1,361 sq ft, offering elegant reception space, three double bedrooms and a private courtyard garden in the heart of Herne Hill.



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1



2

EPC

D

Local Authority: London Borough of Lambeth

Council Tax band: D

Tenure: Freehold

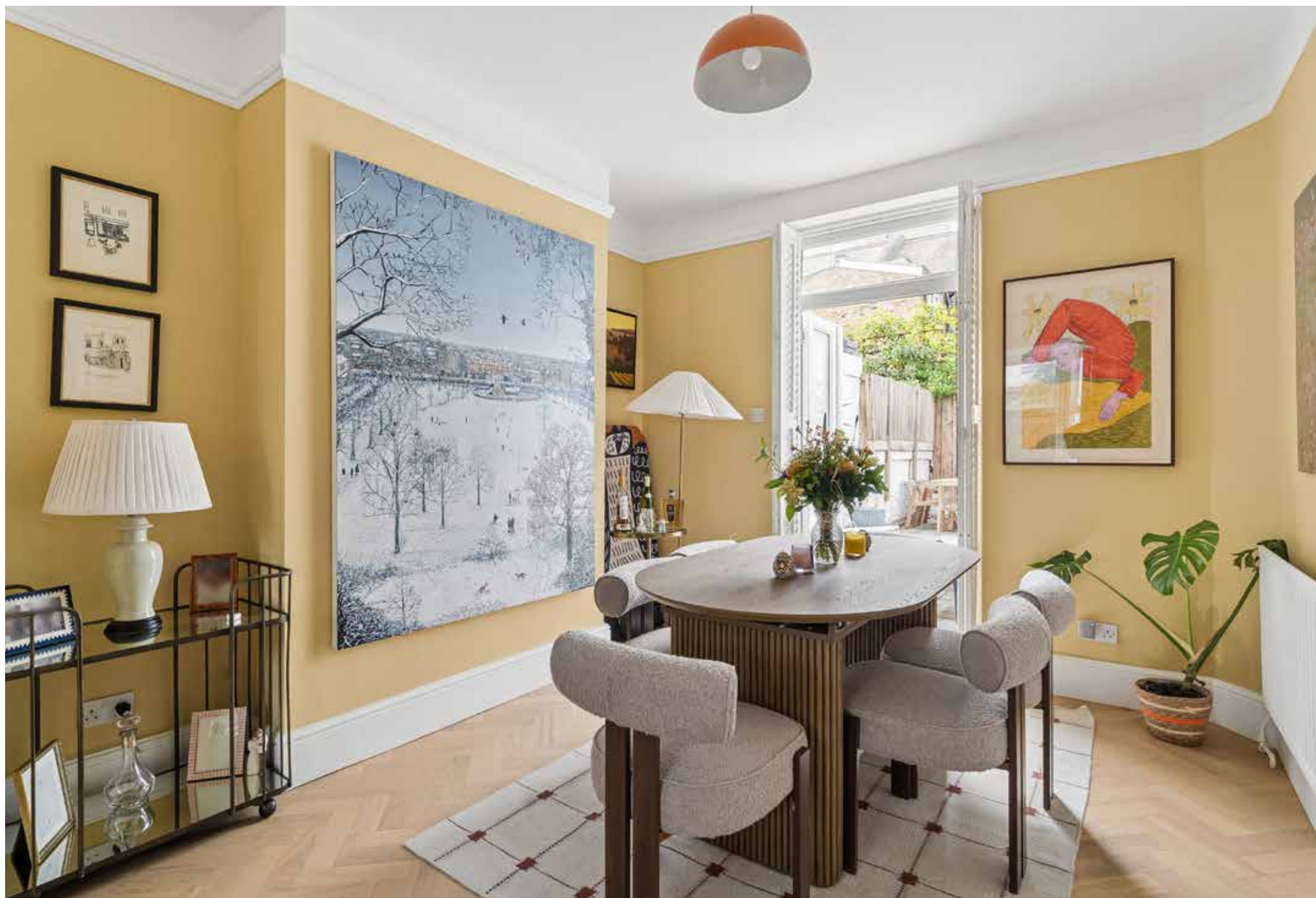
Guide Price: £1,200,000



RYMER STREET

A beautifully presented Victorian family home extending to approximately 1,361 sq ft, ideally positioned on the sought-after Rymer Street in the heart of Herne Hill. Arranged over three floors, the property offers well-balanced accommodation, combining attractive period character with stylish contemporary living. The property also benefits from planning permission for a ground floor rear extension, providing an excellent opportunity to further enhance the accommodation, subject to the approved plans. The ground floor is particularly impressive, centred around a generous double reception room featuring a handsome bay window, high ceilings, herringbone wood flooring and an elegant fireplace. An archway leads through to a dedicated dining room, creating an ideal arrangement for both everyday family life and entertaining. To the rear, the kitchen is thoughtfully arranged with direct access to a private paved courtyard garden, while a guest WC completes the ground floor accommodation.







LIGHT-FILLED ACCOMMODATION

Bedroom accommodation is arranged across the upper floors. The first floor is home to an exceptionally spacious principal bedroom spanning the width of the house, together with a beautifully appointed family bathroom featuring a freestanding bath and separate shower. The second floor comprises two further well-proportioned double bedrooms, providing excellent flexibility for growing families, guest accommodation or home working.

The property has been exceptionally well maintained throughout and enjoys an abundance of natural light, with a tasteful decorative finish that complements the home's period proportions and original charm.



THE LOCAL AREA

Rymer Street enjoys an enviable position in the heart of Herne Hill, offering convenient access to excellent transport links, popular green spaces and an outstanding choice of local schools.

North Dulwich Station (0.3 miles) provides frequent services to London Bridge, while Herne Hill Station (0.2 miles) offers direct connections to London Victoria and London Blackfriars. A wide choice of local bus routes also serve the area.

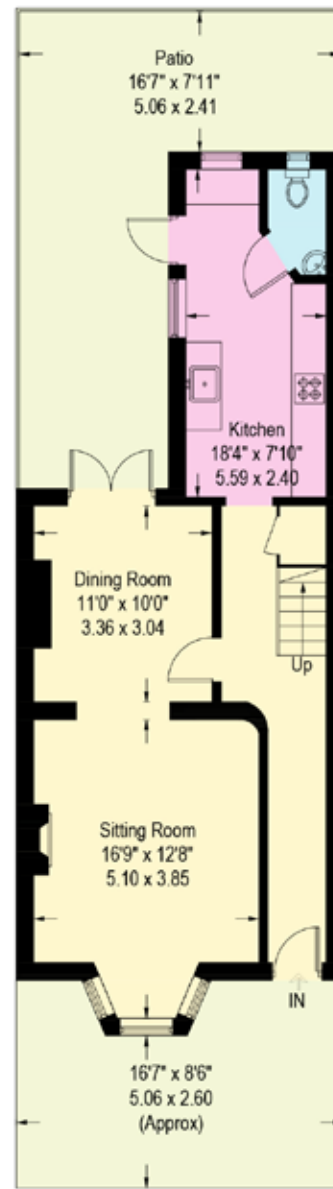
The neighbourhood is renowned for its outstanding education options. Excellent state schools include Judith Kerr Primary School, Dulwich Village Infants' School, Dulwich Hamlet Junior School and The Charter School North Dulwich. Prestigious independent schools such as Herne Hill School, James Allen's Girls' School, Alleyn's School, Dulwich College and Dulwich Prep are all within easy reach.

Brockwell Park, with its famous Lido, Sunray Gardens, Dulwich Park and Ruskin Park are all nearby, as are the cafes, boutiques and amenities of Herne Hill and Dulwich Village.

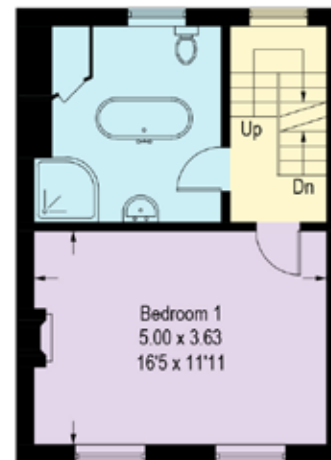




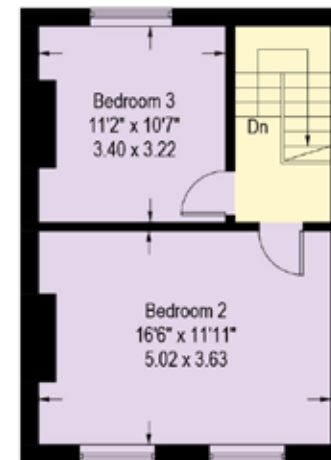




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 127 sq m/ 1361 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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