# 3 Bed Ground Floor Appartment located on Hollingbourne Road. SE24

Asking price £820,000

SECOMBE
estates

**Ground Floor Flat, 17**
**Hollingbourne Road**
**London**
**SE24 9NB**

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**Living Room**

**Kitchen**

**Bedroom One**

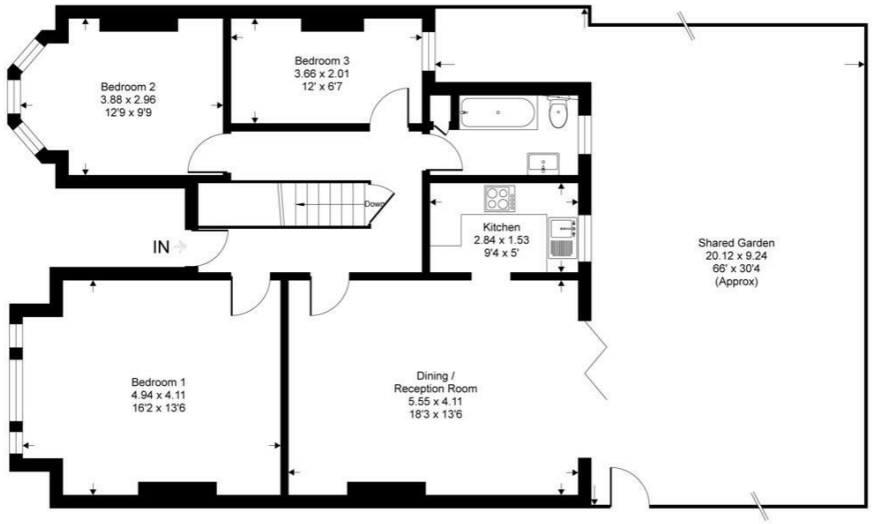
**Bedroom Two**

**Bedroom Three / Study**

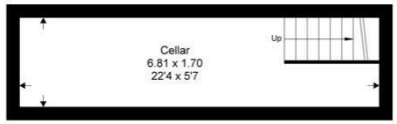
**Shared Garden**

## Hollingbourne Road, SE24

Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft




**Ground Floor**




**Cellar**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Welcome to one of Herne Hill's most prestigious and picturesque roads. Situated on the ground floor of an impressive double-fronted Victorian house, this substantial three-bedroom apartment combines grand period proportions with an abundance of natural light and elegant original features.

The property benefits from beautifully high ceilings, generous room sizes and a real sense of grandeur that is rarely found in modern apartments. Period details sit comfortably alongside the spacious layout, creating an instantly luxurious and characterful home.

A particular highlight is the large, shared rear garden — an exceptional outdoor space for this part of London, perfect for summer entertaining, children's play, or simply enjoying a peaceful morning coffee.

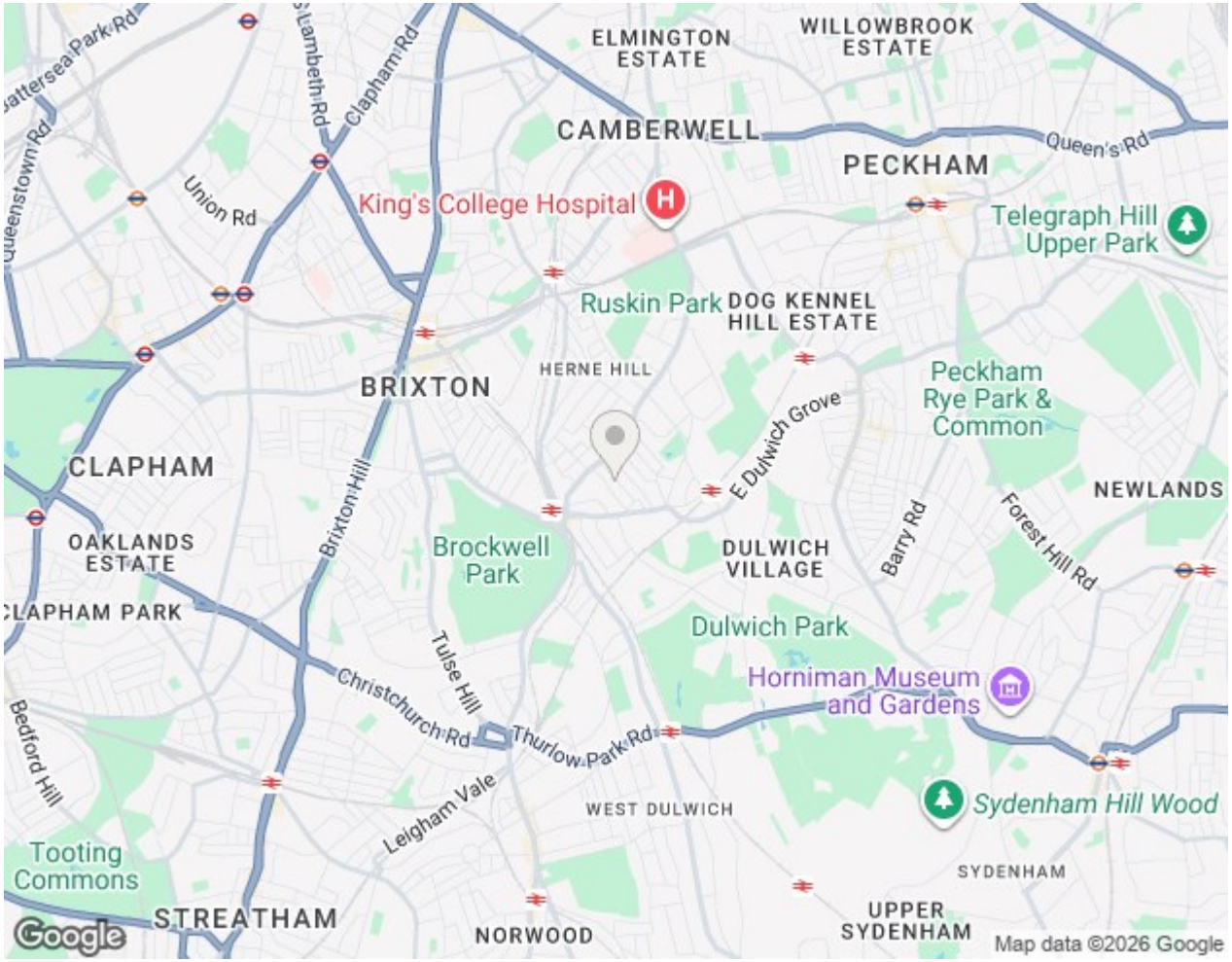
Hollingbourne Road is widely regarded as one of the most desirable residential streets in Herne Hill. The road is lined with handsome double-fronted red-brick Victorian houses, their grandeur softened by mature street trees and well-tended front gardens, giving the area a calm, leafy village atmosphere.

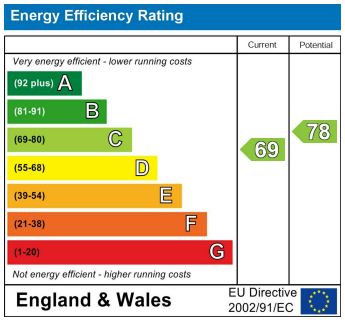
The location is superb: just a short walk from Herne Hill and North Dulwich stations, offering excellent and frequent rail services into central London (Victoria, Blackfriars, London Bridge and Thameslink services). Despite the excellent transport links, the road remains peacefully set back from main traffic routes.
Nearby amenities are outstanding:

Brockwell Park (with its famous Lido, tennis courts, playgrounds and summer cinema)
Dulwich Park (boating lake, café, cycle paths and tennis)

A wide choice of highly regarded schools, including several Ofsted Outstanding primaries such as Dulwich Village CE Primary, Judith Kerr Primary and Rosendale Primary, together with well-respected independent options nearby.

This apartment will particularly appeal to:
Couples or growing families seeking generous living space and outdoor access in a prime location
Buyers looking for a characterful home with huge potential





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