

Casino Avenue, SE24 | Guide Price £850,000

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In General

- Semi-detached
- Well screened front & rear gardens
- 2 receptions
- 3 bedrooms
- Lots of potential
- Near Sunray Park
- Close to transport links

In Detail

We are delighted to offer to the market this three-bedroom semi-detached house, situated on Casino Avenue, a tree-lined residential road in Herne Hill.

The property would benefit from some updating, offering an excellent opportunity for a new owner to modernise and create a home to their own style and taste.

The ground floor currently comprises a reception room overlooking the front garden, a further rear reception room, kitchen, and two lean-to conservatory-style rooms, providing useful additional space and scope for reconfiguration, subject to the necessary consents. Upstairs, there are two double bedrooms, a single bedroom and a family bathroom.

The property benefits from both front and rear gardens, which are well screened and provide a good degree of privacy.

Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Blackfriars, Thameslink) and access to the vast expanse of Brockwell Park. Sunray Avenue is just around the corner from the house with its lake, tennis courts and children's play area. North Dulwich railway station also serves the property (London Bridge).

EPC: D | Council Tax Band: D | Lease: 85 years remaining | SC: £10 pa | GR: £0 | BI: TBC

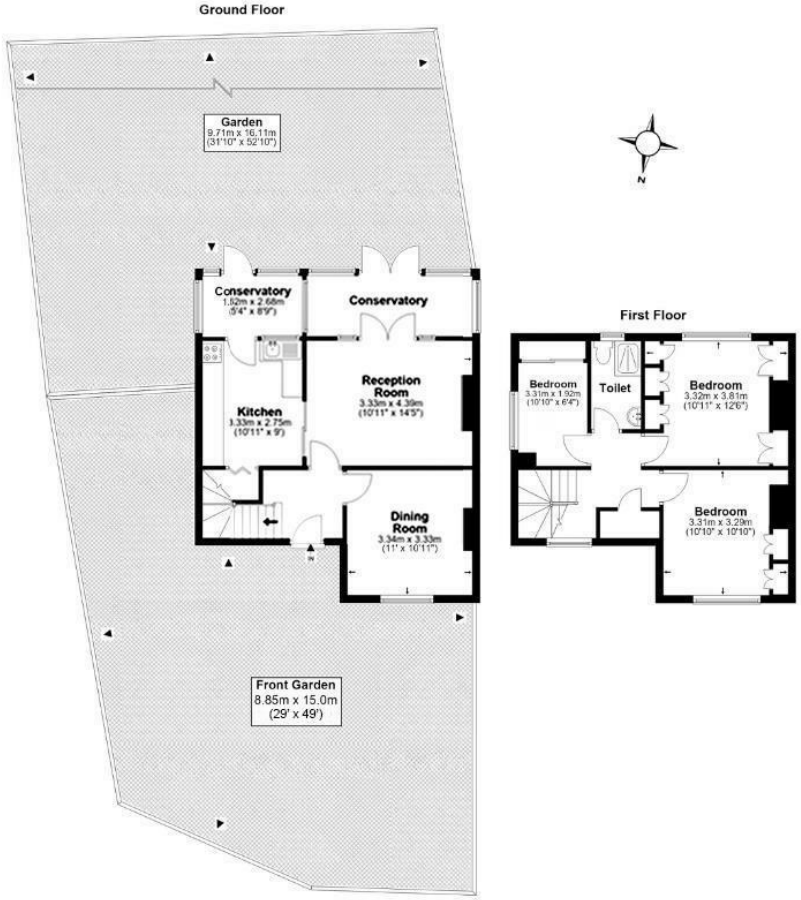




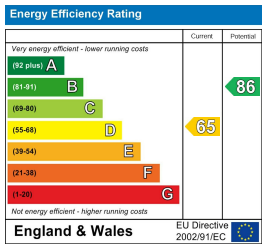

Floorplan

Casino Avenue, SE24
Total* = 96.4 sq. m / 1037.4 sq. ft
First Floor = 41.1 sq. m / 442.7 sq. ft
Ground Floor = 55.3 sq. m / 594.8 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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