

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

33 STRADELLA ROAD  
HERNE HILL, SE24 9HN



A well presented six bedroom terraced house with off street parking and a south-west facing rear garden located on a highly sought after tree lined residential road in the heart of Herne Hill.

The house spans approximately 1,622 sq ft (150.68 sq m) excluding the garden room which provides an additional 166 sq ft (15.42 sq m) of accommodation.

The ground floor comprises a porch that leads to a wide entrance hall giving access to a spacious open plan reception room. There is a dining room with sliding doors opening onto the south-west facing rear garden. At the end of the garden, there is a garden room with kitchenette and WC.

On the first floor there is the principal bedroom with a bay window and an en suite shower room. Two further bedrooms and a family bathroom complete this floor.

The second floor offers three additional bedrooms and a further family bathroom.

The property is within easy reach of excellent local schools, including Judith Kerr Primary School, Herne Hill School, JAGS, Alleyn's and Dulwich College. Green spaces as well as the shops and restaurants in Herne Hill and Dulwich Village are nearby. Brockwell Lido is also close by.

The nearest stations are Herne Hill (direct to Victoria, City Thameslink, Blackfriars and St Pancras) and North Dulwich (direct to London Bridge and two stops to Peckham Rye for the Windrush Line).

Freehold. EPC Rating D. Tax Band F.



### ACCOMMODATION

<b>6 Bedrooms</b>	<b>Open plan kitchen</b>
<b>Reception room</b>	<b>Fitted Cupboards</b>
<b>3 Bathrooms (1 en suite)</b>	<b>South-west facing rear garden</b>
<b>Dining room</b>	<b>Off-street parking</b>
<b>Ground floor WC</b>	<b>Garden room with kitchenette and WC</b>

**£1,650,000**

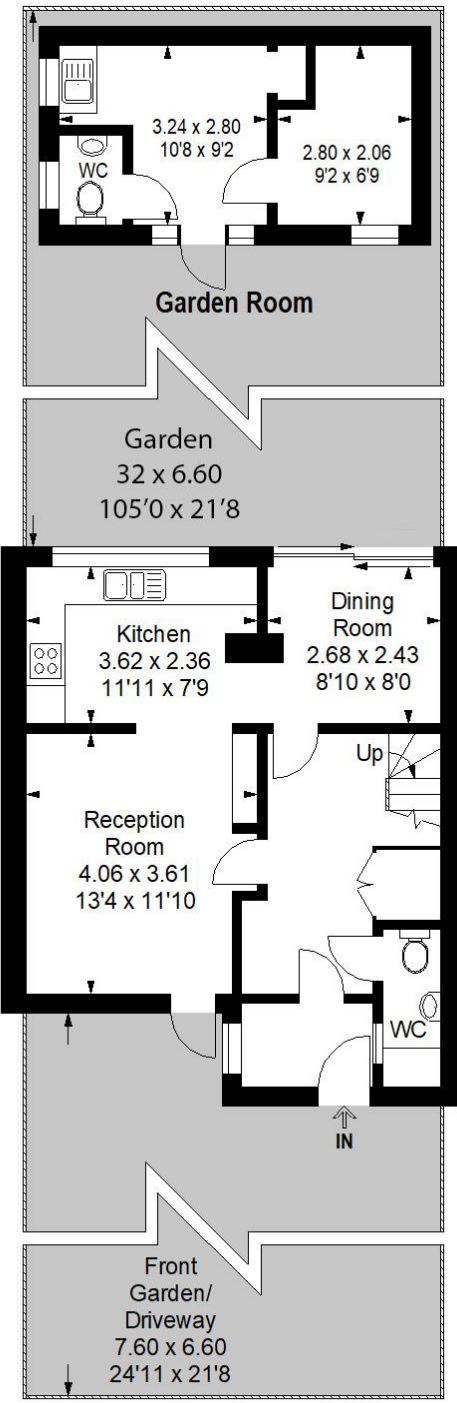




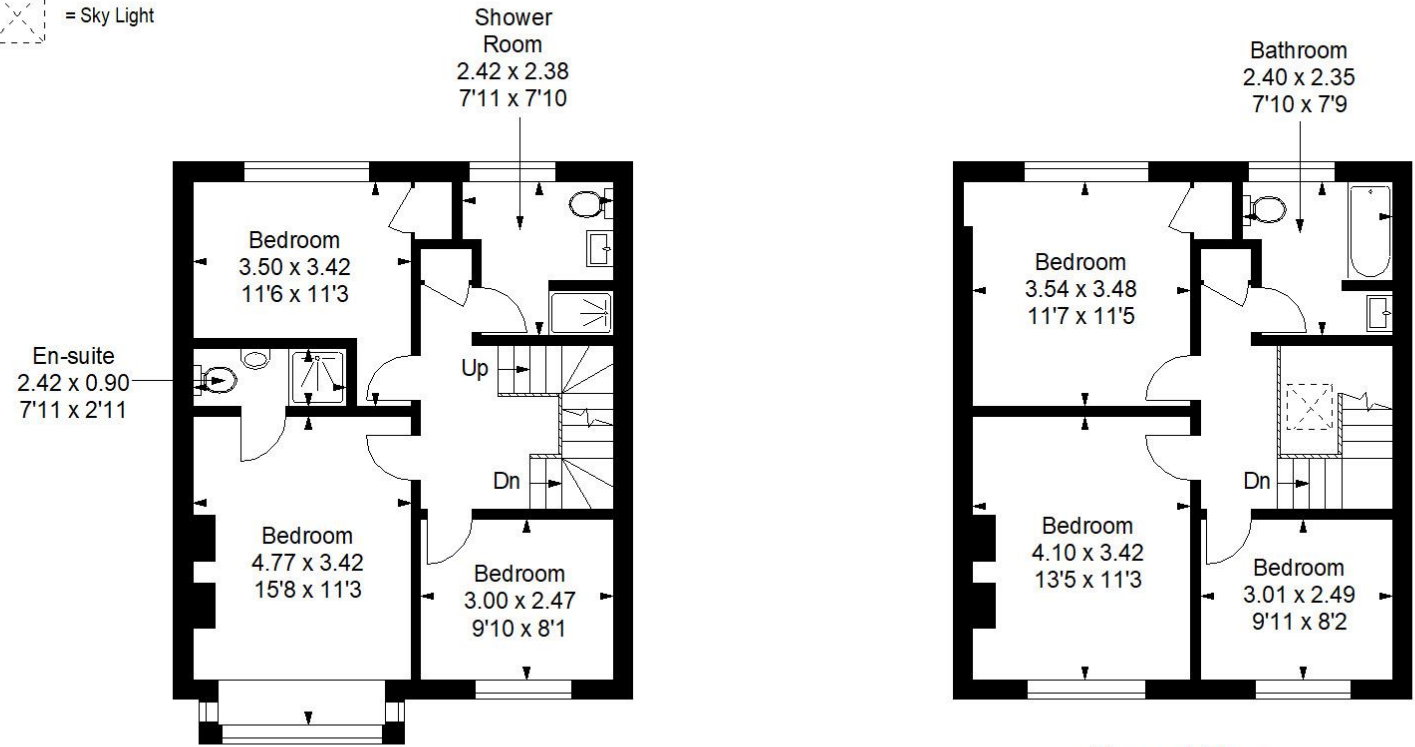
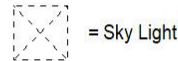
# Stradella Road, SE24



Approximate Gross Internal Area = 150.68 Sq m / 1622 Sq ft  
 Garden Room = 15.42 Sq m / 166 Sq ft  
 Total Area = 166.10 Sq m / 1788 Sq ft



**Ground Floor**



**First Floor**

**Second Floor**

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.

## Viewing is recommended, but strictly by appointment with Sole Agents

[harveywheeler.com](http://harveywheeler.com)

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

### MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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