

## Dulwich Road, Herne Hill, SE24

3 bedroom flat - conversion for sale

**£700,000**

Leasehold

### Property Details

A unique two double bedroom, two bathroom garden flat with a private annex, set within a handsome semi-detached Victorian residence on Dulwich Road in the heart of Herne Hill. This expansive home benefits from a private entrance and wrap-around garden, combining character and functionality in a versatile layout. A private side entrance opens into a wide hallway with high ceilings and sleek tiling. At the rear, a light-filled kitchen diner features wooden cabinetry, granite worktops, and bi-fold doors to the garden — perfect for entertaining. The generous reception sits centrally, offering ample space for relaxation and sociable flow. The principal bedroom is a luxurious suite with fitted wardrobes, a freestanding bathtub in the bay window, and a stylish en-suite. The second double also enjoys an elegant en-suite. A separate WC adds convenience. The wrap-around garden offers plenty of outdoor space and side access, while the annex, complete with its own entrance, kitchenette and bathroom, provides valuable additional space for multi-generational families, creative studio or working from home.

### Features

- Two double bedrooms
- Two en-suites +WC
- Separate annex
- Large garden with side access
- Semi-detached Victorian conversion
- Private entrance
- Over 1,100 square feet
- Desirable location opposite Brockwell Park
- Victoria Line, Trains and Overground
- Chain-free

Council tax band C

EPC rating C (69)



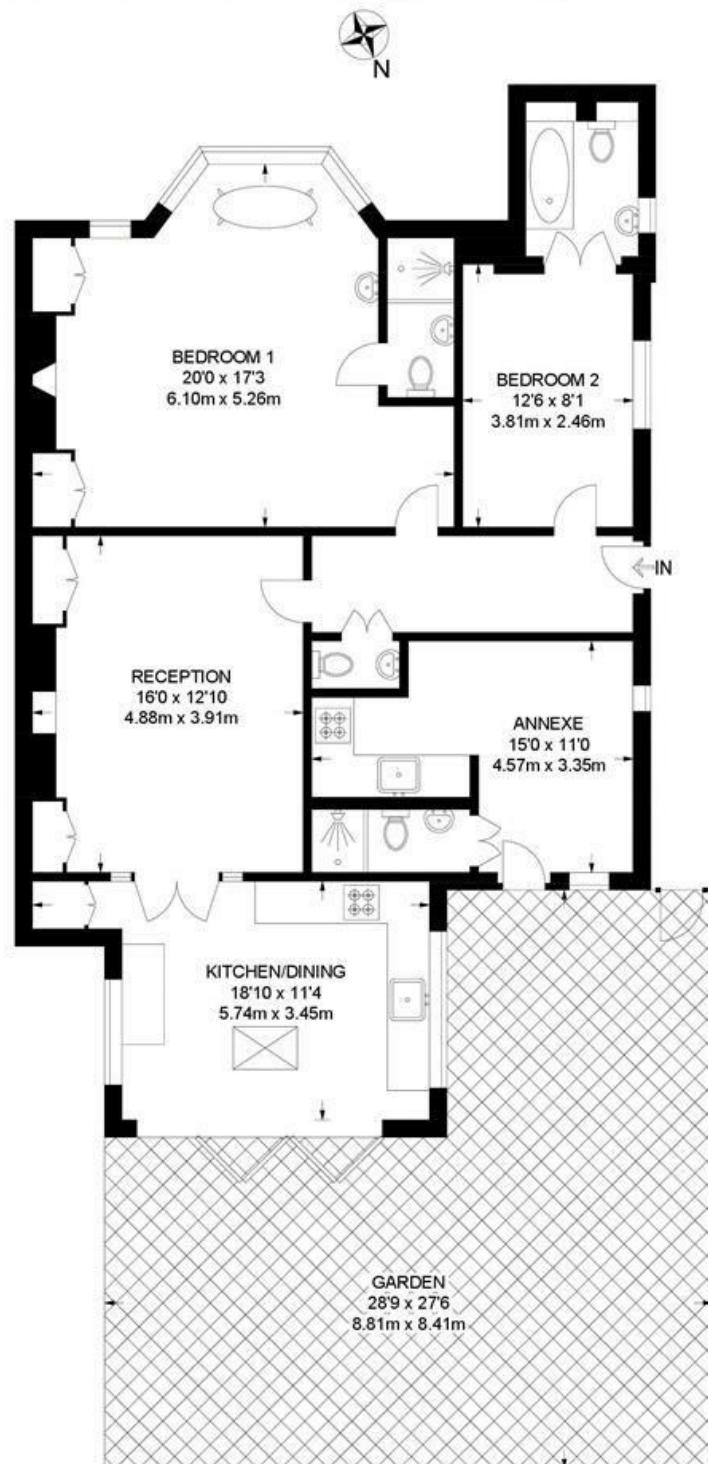


Dulwich Road, Herne Hill, SE24

**Dulwich Road, SE24**

**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **1105 SQ FT / 102.6 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

Dulwich Road, Herne Hill, SE24

