



Gubyon Avenue SE24
£1,850,000

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In general

- Four bedrooms
- Light & airy
- Sought after location
- Two receptions
- Large kitchen/diner

In detail

We are delighted to offer to the market this most attractive period end of terrace house for sale on Gubyon Avenue, a sought after residential road in Herne Hill.

The accommodation is neutrally decorated throughout, and the property retains many original features to include stained glass, picture rail, dado rails and fireplaces.

There are two reception rooms, the front having a large bay window, utility room, the kitchen/dining room has been extended and offers a vast range of modern wall and base units, integrated double oven & microwave, space for a double fridge/freezer and stylish built in display cabinets, from the dining area two sets of double doors lead directly down to the garden.

The principal bedroom has an en suite dressing room/bathroom, and there are a further three double bedrooms, two bathrooms and a shower room. The West facing garden is paved for low maintenance and has a range of mature shrubs and trees.

Herne Hill centre offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its cafe & lido.

Early viewings of this fine family home are highly recommended.

EPC:D



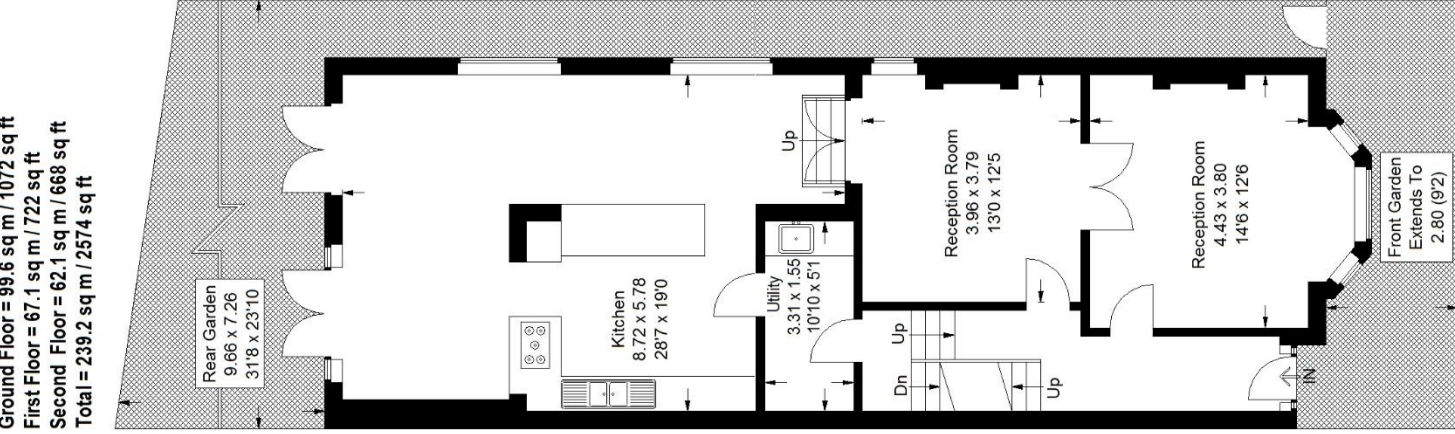
Floorplan

Gubyon Avenue SE24

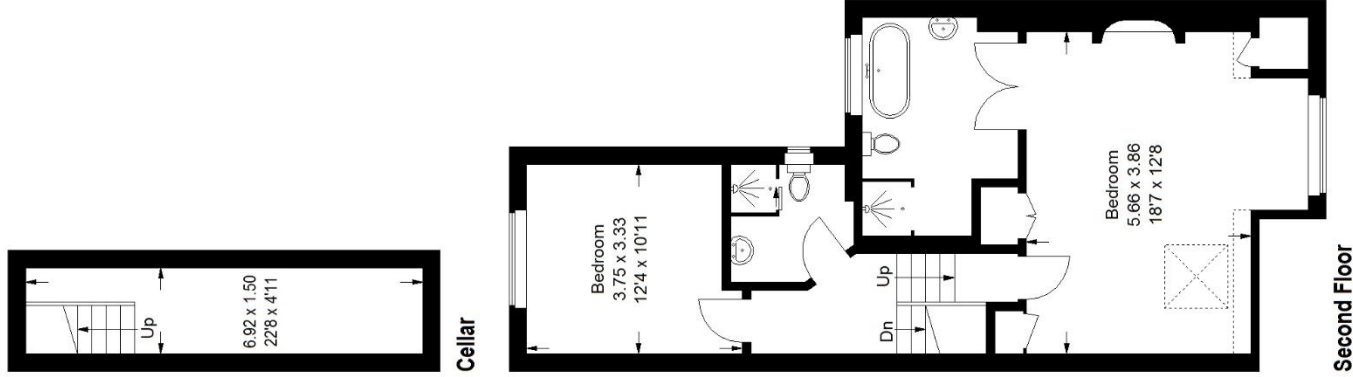
Approximate Gross Internal Area
Cellar = 10.4 sq m / 112 sq ft
Ground Floor = 99.6 sq m / 1072 sq ft
First Floor = 67.1 sq m / 722 sq ft
Second Floor = 62.1 sq m / 668 sq ft
Total = 239.2 sq m / 2574 sq ft



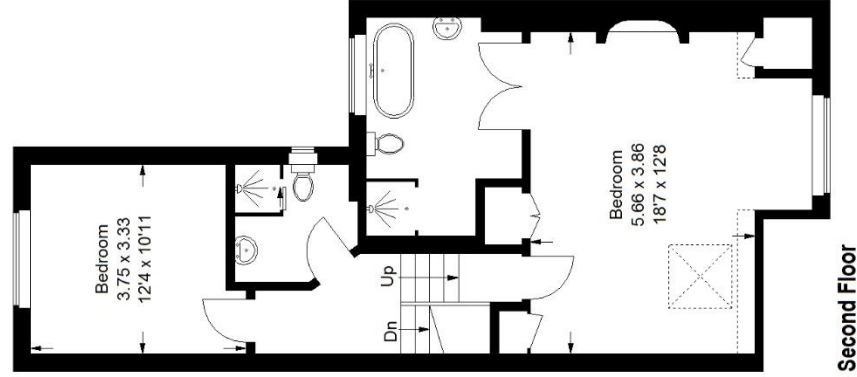
 = Reduced headroom
below 1.5 m / 5'0"



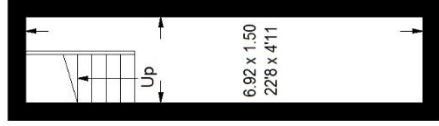
Ground Floor



First Floor



Second Floor



Cellar

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	80 C
39-54	E		
21-38	F		
1-20	G		

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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.