



Hollingbourne Road, SE24
£1,600,000

0208 702 9555
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In general

- 'North Dulwich Triangle'
- Two reception rooms
- Kitchen/dining room
- Five double bedrooms
- Family bathroom & shower room
- 624.45 sq ft rear garden
- Close to transport links

In detail

A fine example of an Edwardian five double bedroom family home within the 'North Dulwich Triangle'.

The property offers truly spacious accommodation and retains a host of original features to include stained glass front door, tiled entrance hall, picture & dado rails, and a range of fireplaces throughout.

The front reception has sash windows to the bay, leading through to the dining & kitchen areas, there is a head height cellar with plumbing for washing machine & ample storage. The spacious rear reception room has windows & double doors to the rear garden.

The principal bedroom has large windows to the front and original built-in cupboards to both alcoves, there are a further four double bedrooms, family bathroom & a shower room.

The rear garden has a cobbled patio area then mainly laid to lawn with mature shrub borders.

Hollingbourne Road is a quiet tree-lined road close to the small parade of 'everyday' shopping amenities on Half Moon Lane.

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

North Dulwich railway station (London Bridge) also serves the location.

Early viewings are highly recommended.

EPC: D | Council Tax Band: G



Floorplan

Hollingbourne Road, SE24

Approximate Gross Internal Area

Cellar = 10.9 sq m / 117 sq ft

Ground Floor = 69.0 sq m / 743 sq ft

First Floor = 63.6 sq m / 685 sq ft

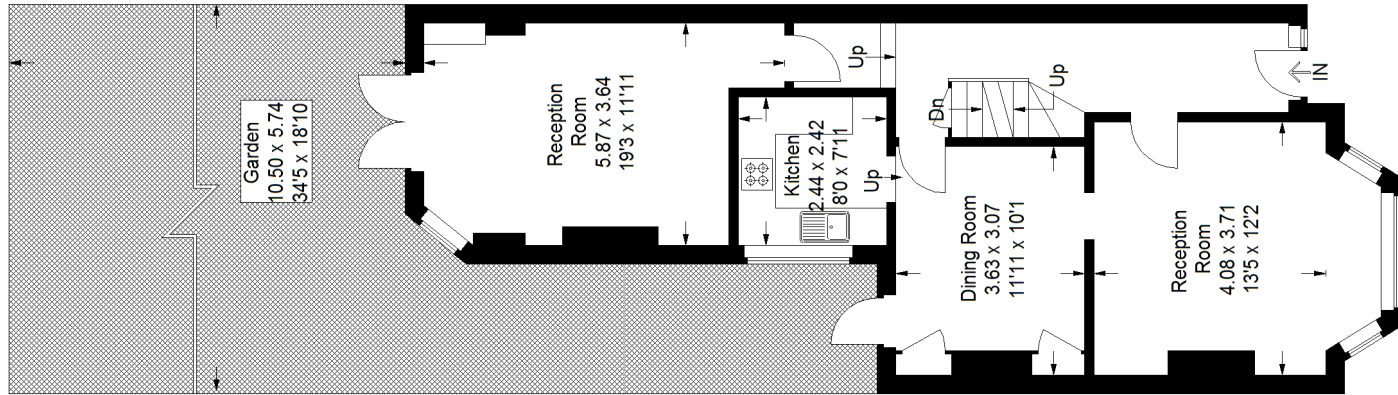
Second Floor = 25.1 sq m / 270 sq ft

Third Floor (Excluding Eaves) = 28.5 sq m / 307 sq ft

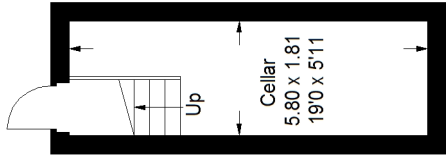
Total = 197.1 sq m / 2122 sq ft



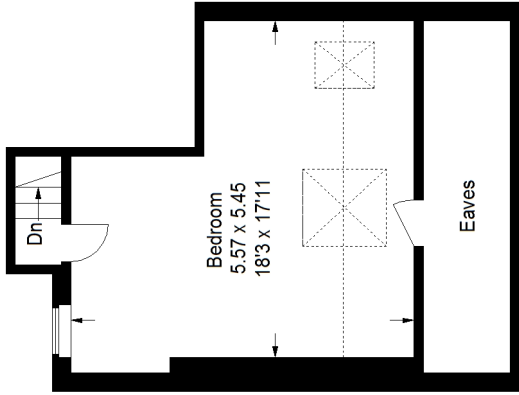
 = Reduced headroom below 1.5 m / 5'0"



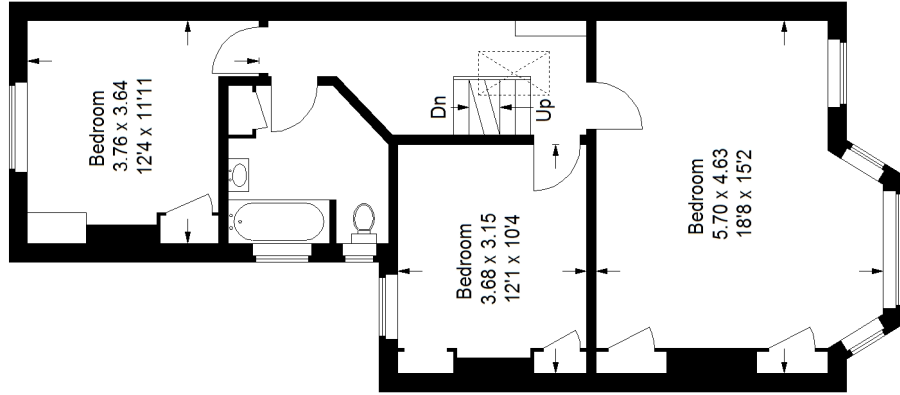
Ground Floor



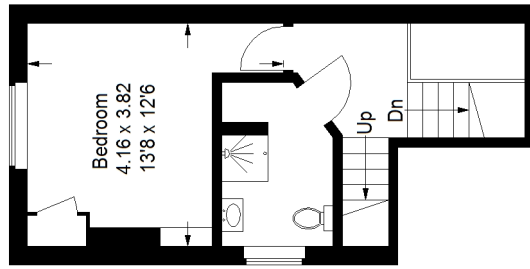
Cellar



Third Floor



First Floor



Second Floor

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

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