



Hollingbourne Road SE24  
£2,200,000

0208 702 9555  
[pedderproperty.com](http://pedderproperty.com)

**pedder**







# In general

- Double fronted house
- North Dulwich Triangle location
- Host of original features
- Three reception rooms
- Seven bedrooms
- Sought after residential road
- Served By Herne Hill & North Dulwich stations
- Early Viewings Recommended

# In detail

A rare opportunity to acquire this most attractive seven bedroom double-fronted house for sale on Hollingbourne Road, a sought-after tree lined residential road within the 'North Dulwich Triangle'.

The property has been the subject of recent refurbishment and retains a host of original features to include cornicing, ceiling roses, stained glass top lights to some windows and dado rails. The property further benefits from a new roof and top dormer window.

The accommodation comprises entrance hall with original tessellated tiles, spacious dining room with feature fireplace and large windows to the front, rear reception room with original windows & French doors to garden, breakfast room/snug, newly fitted kitchen, downstairs shower room, lean-to utility area, and a cellar with useful storage space.

On the upper levels are the seven bedrooms, family bathroom & separate wc. The large rear garden is mainly laid to lawn with a fine selection of mature shrubs & trees.

This fine home is ideal for a growing family looking for good transport links & schools nearby.

The property is served by both Herne Hill (Victoria, Thameslink, Blackfriars) and North Dulwich (London Bridge) railway stations. Central Herne Hill offers a popular selection of shopping & restaurant amenities, and the vast expanse of Brockwell Park with its lido & café.

Immediate viewings are essential to avoid disappointment.

EPC: E | Council Tax Band: G





# Floorplan

## Hollingbourne Road SE24

Approximate Gross Internal Area  
 Cellar = 53.5 sq m / 576 sq ft  
 Ground Floor = 94.0 sq m / 1012 sq ft  
 First Floor = 72.0 sq m / 775 sq ft  
 Second Floor = 52.1 sq m / 561 sq ft  
 Total = 271.6 sq m / 2924 sq ft



Cellar

Ground Floor

First Floor

Second Floor

Copyright www.pedderproperty.com © 2022

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. 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.

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		