



Half Moon Lane, SE24  
£1,500,000

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

**pedder**



# In general

- Double fronted home
- Premium North Dulwich Triangle location
- Modernisation opportunity
- Four double bedrooms
- Great transport links
- Three reception rooms

# In detail

Introducing an exciting opportunity to transform a double fronted house located on the highly sought-after Half Moon Lane in the heart of Herne Hill.

This property, which has been lovingly owned by the same family for decades, is in need of modernisation and presents an exceptional canvas for a buyer to create an incredible family home. Boasting a striking exterior with its traditional double fronted facade, this property is a rare gem in an area of London that is highly regarded for its character and charm.

The property benefits from a generous plot size, offering ample space to extend and create additional living accommodation subject to planning permission. On the ground floor, the property offers two large reception rooms, both with feature fireplaces and high ceilings, which provide a sense of grandeur and elegance. The kitchen, located at the rear of the property, is in need of modernisation, but with the right vision and expertise, could be transformed into a stunning open-plan living and dining space utilising the smaller third reception and shower/utility room. Upstairs, the property currently comprises four well-proportioned bedrooms and a family bathroom on each half floor. Again, with some renovation work, the potential to create a luxurious family home is immense.

Half Moon Lane is widely regarded as one of the most desirable locations in Herne Hill, offering an array of amenities including independent shops, restaurants, and cafes. The property is also within close proximity to Brockwell Park, with its lido, gym, and sports facilities, providing an excellent escape from the hustle and bustle of city life. In addition to its prime location the property benefits from superb transport links.

Herne Hill and North Dulwich Stations which offers quick and easy access into central London, are just a short walk away, while numerous bus routes provide convenient connections to surrounding areas. This is an exceptional opportunity to purchase a property with incredible potential in a highly sought-after location.

With a little imagination and investment, this double fronted house could be transformed into an enviable family home.

EPC: E | Council Tax Band: F



# Floorplan

## Half Moon Lane, SE24

Approximate Gross Internal Area

Cellar = 10.8 sq m / 116 sq ft

Ground Floor = 113.4 sq m / 1221 sq ft

First Floor = 81.7 sq m / 879 sq ft

Second Floor = 9.4 sq m / 101 sq ft

Total = 215.3 sq m / 2317 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

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.

Copyright www.pedderproperty.com © 2023  
 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.