



Gubyon Avenue, SE24  
Guide £1,750,000

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# In general

- Sought after location
- Double reception room
- Five bedrooms, three bathrooms
- Utility Room & separate wc
- Extended & modernised by current owners
- Large kitchen/dining room
- Close to transport links
- No Onward Chain

# In detail

We are delighted to bring to the market this substantial five bedroom, three bathroom late Victorian terraced house for sale on Gubyon Avenue, a sought after residential road in Herne Hill.

The accommodation is laid out over three levels and the property is presented in immaculate order throughout. The double reception room has large windows to the front bay and a feature limestone fireplace (with gas inset) and oak flooring throughout, the current vendors created a downstairs wc and separate coats cupboard, the large kitchen/dining room has a vast selection of bespoke wall & base units with some built-in Neff appliances, there is ample space for a six seater dining table, bi-fold doors give access to the rear garden. There is access from the hallway to the storage cellar.

On the first floor landing is a double bedroom (currently a study) with views over the garden, and a utility room. On the main first floor is the principal bedroom with large sash windows to front, a beautiful original fireplace, and door to an en-suite dressing room and shower room. On the second half landing is a double bedroom and family bathroom, and on the top floor two further bedrooms and a further bathroom.

The rear garden, which is not overlooked, has a patio area directly outside the dining area then steps lead up to a higher tier with mature shrubs and trees. There is also a good sized storage shed.

Gubyon Avenue is a popular location, close to the centre of Herne Hill that offers a popular selection of restaurant & shopping amenities, Herne Hill railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its lido & cafe. Numerous bus routes traverse Norwood Road, Dulwich Road, Herne Hill & Half Moon Lane.

Internal viewing of this truly fine family home is immediately recommended.

EPC: E | Council Tax Band: F



# Floorplan

## Gubyon Avenue, SE24

Approximate Gross Internal Area  
 Cellar = 10.4 sq m / 112 sq ft  
 Ground Floor = 67.3 sq m / 724 sq ft  
 First Floor = 62.3 sq m / 671 sq ft  
 Second Floor (Excluding Eaves / Void)  
 50.8 sq m / 547 sq ft  
 Store = 3.3 sq m / 35 sq ft  
 Total = 194.1 sq m / 2089 sq ft



Ground Floor

First Floor

Second Floor

Cellar

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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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