

**Gubyon Avenue, Herne Hill, SE24**

3 bedroom flat - conversion for sale

**£650,000**

Leasehold

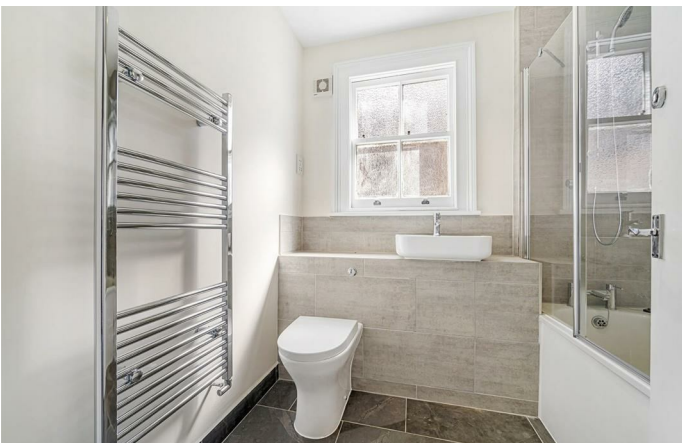
## Property Details

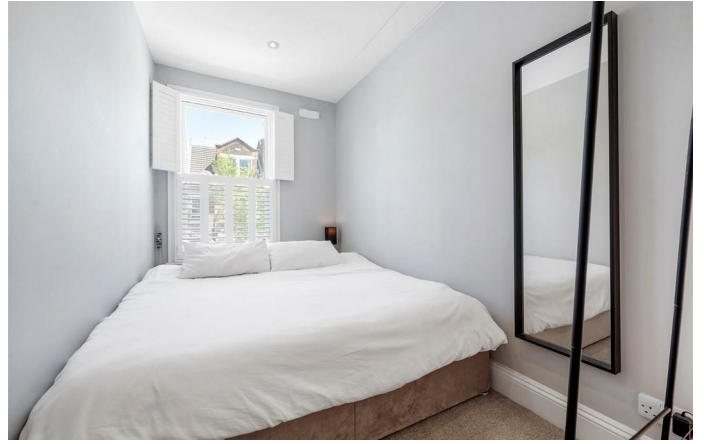
This beautifully presented three bedroom split-level flat occupies the upper floors of an elegant Victorian terrace. The home offers a well-balanced layout, enhanced by excellent natural light and a calm, contemporary finish throughout. The generous reception room is a standout, with a wide bay and multiple sash windows flooding the space with light, creating an ideal setting to relax or entertain. Finished in soft neutral tones with modern flooring, it flows through double doors into a stylish, contemporary kitchen, featuring sleek gloss cabinetry, integrated appliances and ample worktop space, alongside a window for ventilation and leafy views. Arranged over two levels, the three bedrooms are well separated, offering flexibility and privacy, with two on the first floor and an impressive principal bedroom on the top floor. This expansive room enjoys elevated views and useful eaves storage, creating a peaceful and versatile retreat. A modern bathroom completes the home. Of further benefit, an extension of the lease length has been paid for so the property will have a new lease length of 173 years with a peppercorn ground rent. \*Photo of bedroom two is virtually staged with furnishings\*

## Features

- Three bedrooms
- Victorian conversion
- Split over two floors
- Over 1,000 square feet of internal space
- Lease length in process of being extended
- Bright and airy throughout
- Herne Hill station a five-minute stroll away
- Brockwell Park a six-minute walk
- Chain-free

Council tax band D    EPC rating E (51)



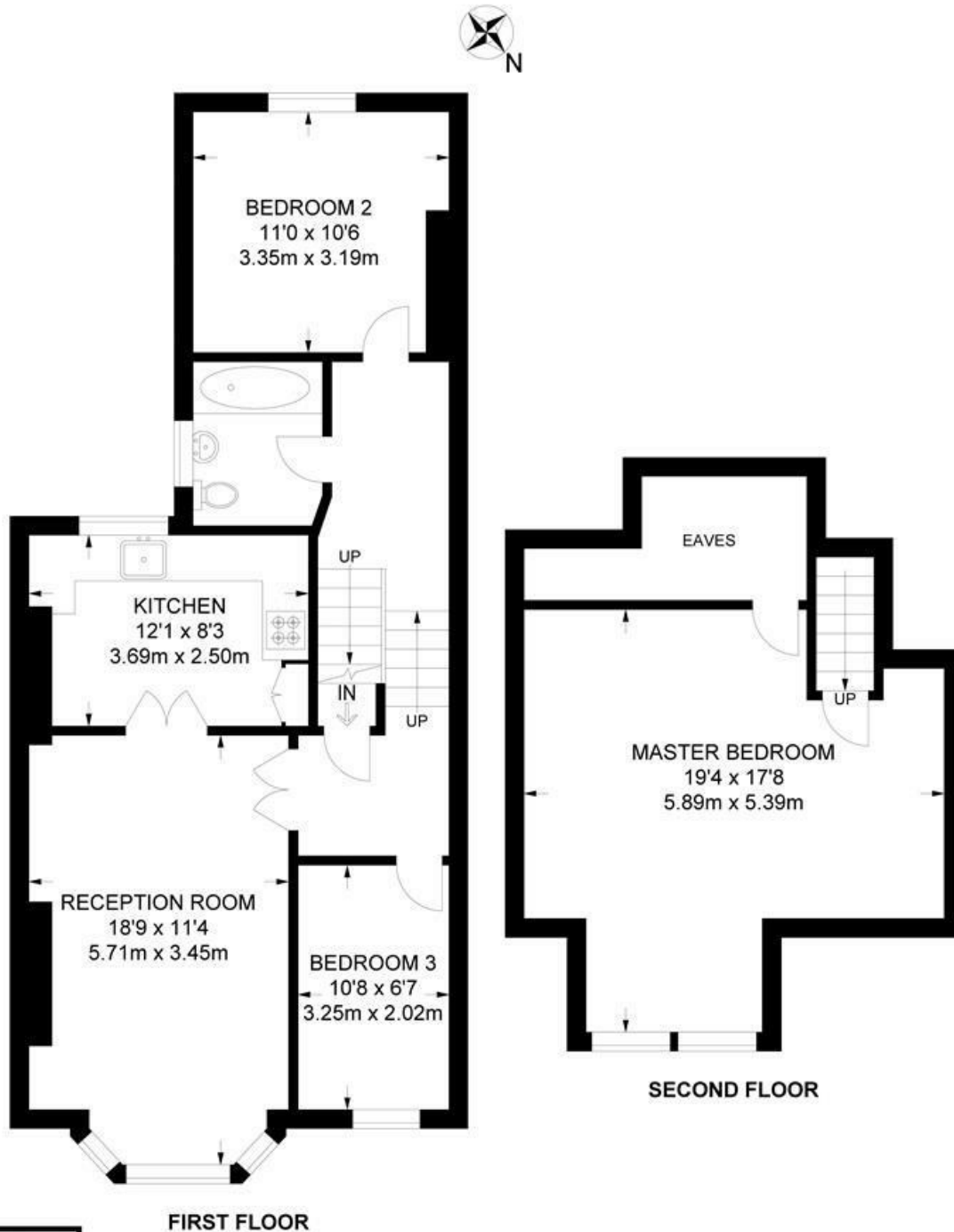


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**3 Bedroom Flat**

APPROXIMATE TOTAL INTERNAL AREA: 1016 SQ FT / 94.4 SQ M (INCLUDING EAVES)

APPROXIMATE TOTAL INTERNAL AREA: 958 SQ FT / 89 SQ M (EXCLUDING EAVES)



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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