



Cosbycote Avenue, SE24 | Guide Price
£2,650,000

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In General

- Immaculately presented throughout
- Double-fronted house
- Two grand reception rooms
- Conservatory
- Kitchen & utility
- Dining room
- Principal bedroom with en-suite
- Stunning views over to Central London
- Landscaped garden
- Sought after location

In Detail

This immaculately presented double fronted late Victorian house combines elegant period features with modern comfort. Arranged over three spacious floors, it offers generous accommodation and beautifully maintained detailing throughout.

The ground floor includes two substantial reception rooms with ornate cornicing, dado and picture rails, and a marble fireplace. A formal dining room sits alongside a well appointed kitchen, supported by a utility room, downstairs wc, and access to a useful cellar.

The top floor is dedicated to an impressive principal bedroom suite, featuring floor to ceiling glazed pocket windows with panoramic views across London—taking in Westminster Abbey, Battersea Power Station, the London Eye, The Shard and beyond—plus an en suite shower room and built in/eaves storage.

The first floor provides three further double bedrooms, a study/additional bedroom, two bathrooms, a separate WC and a large walk in wardrobe, offering excellent flexibility for family life or home working.

The thoughtfully landscaped rear garden forms a tranquil retreat, with holly trees for privacy and a rich variety of mature plants, including ferns, banana trees and a notable silver birch, providing year round colour. A small summer house sits to the rear of the garden.

Rich in period charm yet ideal for modern living, this exceptional Edwardian home represents a rare opportunity. Central Herne Hill offers a vibrant array of shops, restaurants, a mainline station (Victoria, Thameslink, Blackfriars), and easy access to Brockwell Park with its lido and café.

EPC: TBC | Council Tax Band: F



Floorplan

Approximate Gross Internal Area
(Excluding Eaves)
276.2 sq m / 2973 sq ft



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-10) G			
Not energy efficient - higher running costs			