



Hollingbourne Road, SE24 | Guide Price £1,600,000

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In General

- North Dulwich Triangle
- Immaculately presented throughout
- 20ft kitchen/family/dining room to rear
- Principal bedroom with en-suite
- Three further bedrooms & family bathroom
- South west facing garden
- Close to transport links
- Brockwell & Ruskin Parks accessible

In Detail

Set on Hollingbourne Road, a quiet, tree-lined residential street within the highly sought-after North Dulwich Triangle, this immaculately presented four bedroom semi-detached house offers beautifully refurbished accommodation arranged over multiple floors.

The property is decorated to an exceptional standard giving a contemporary finish throughout. To the front a bright reception room features a square bay window to front (with shutters) allowing natural light to pour in. To the rear of the house is a large open plan kitchen/diner/reception room, the kitchen area has a vast array of wall & base units, and a central island houses the Baumatic 5-ring gas hob, further integrated appliances include a double oven, dishwasher and washing machine. There is ample space for a large table & chairs, and floor to ceiling bi-fold doors overlook the rear garden. There is a downstairs wc and a useful storage cupboard under the staircase.

The principal bedroom is on the top floor with a large lightwell (with electric blind) and there are floor to ceiling sliding windows onto a Juliette balcony, there are stunning views over the neighbouring gardens and far reaching views. This room further benefits from having a stylish en-suite shower room and an en-suite dressing area/walk-in wardrobe. On the first floor are two further double bedrooms, single bedroom/study, and the family bathroom.

The rear south west facing garden has a good-sized decked area the width of the house, ideal for entertaining family & friends, the lower level is shingled and there are a mature range of shrubs & trees to include an Olive tree, Camelia & Palm tree. The garden is well screened from the neighbouring houses at the rear, and the property further benefits from having a secure gate for side access.

Herne Hill offers a variety of restaurant & shopping amenities, railway station & the property has access to Brockwell & Ruskin Parks.

EPC: D | Council Tax Band: F

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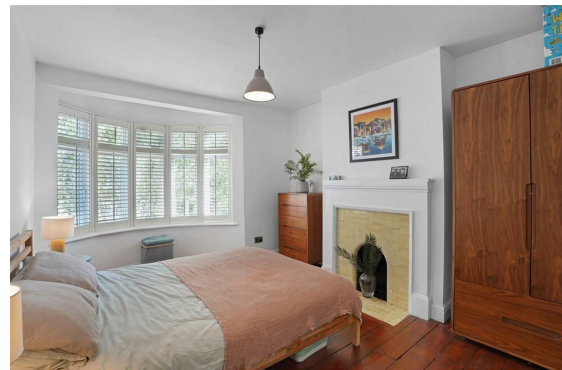
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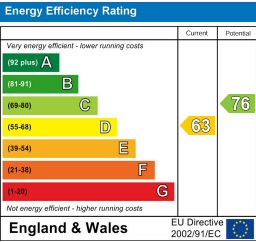


Floorplan

Hollingbourne Road, SE24
Total* = 148.6 sq. m / 1600.0 sq. ft (incl. eaves)
Second Floor = 33.4 sq. m / 360.0 sq. ft
First Floor = 46.7 sq. m / 503.0 sq. ft
Ground Floor = 60.8 sq. m / 654.0 sq. ft
Eaves = 7.7 sq. m / 83.0 sq. ft
[] = Reduced head room below 1.5m



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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