



Gubyon Avenue, SE24 | Guide Price £1,550,000

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# In General

- Spacious family home
- In need of refurbishment throughout
- Fabulous potential opportunity
- Two spacious reception rooms
- Kitchen & dining room
- Five bedrooms
- Two bathrooms & separate wc
- Attractive rear garden
- Popular location
- Close to transport links

# In Detail

An opportunity to secure a substantial five-bedroom, two-bathroom family home on popular Gubyon Avenue, Herne Hill SE24. Coming to the market for the first time in over 50 years, this property presents a rare chance for buyers looking to put their own stamp on a home.

Set within a row of elegant period houses, the property offers generous proportions, high ceilings, and a layout that lends itself to be altered to create modern family living. The house requires full modernisation throughout, making it an ideal canvass for those wishing to redesign, refurbish, or reconfigure to their own taste and specification. Whether you are aiming to restore traditional features or create a contemporary open-plan space, the potential here is truly outstanding.

The accommodation comprises two spacious reception rooms, cellar storage, dining room leading to the kitchen area, downstairs bathroom and access to the rear garden. On the upper levels are five double bedrooms, bathroom & separate wc. The rear garden has a paved side return, then the garden is mainly laid to lawn with a mature tree to the rear and established shrub borders.

Herne Hill centre offers a popular selection of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park with its cafe & lido.

EPC: D | Council Tax Band: F



# Floorplan

Gubyon Avenue, SE24

Approximate Gross Internal Area  
(Excluding Eaves)  
193.0 sq m / 2077 sq ft

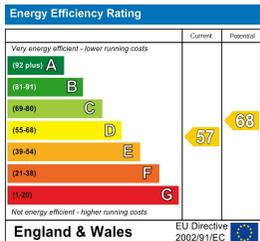


Ground Floor

First Floor

Second Floor

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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,  
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