



**44**

FAWNBRAKE AVENUE, HERNE HILL, LONDON, SE24

**£1,800,000**

*150 Years*

**JOHN D WOOD & CO.**

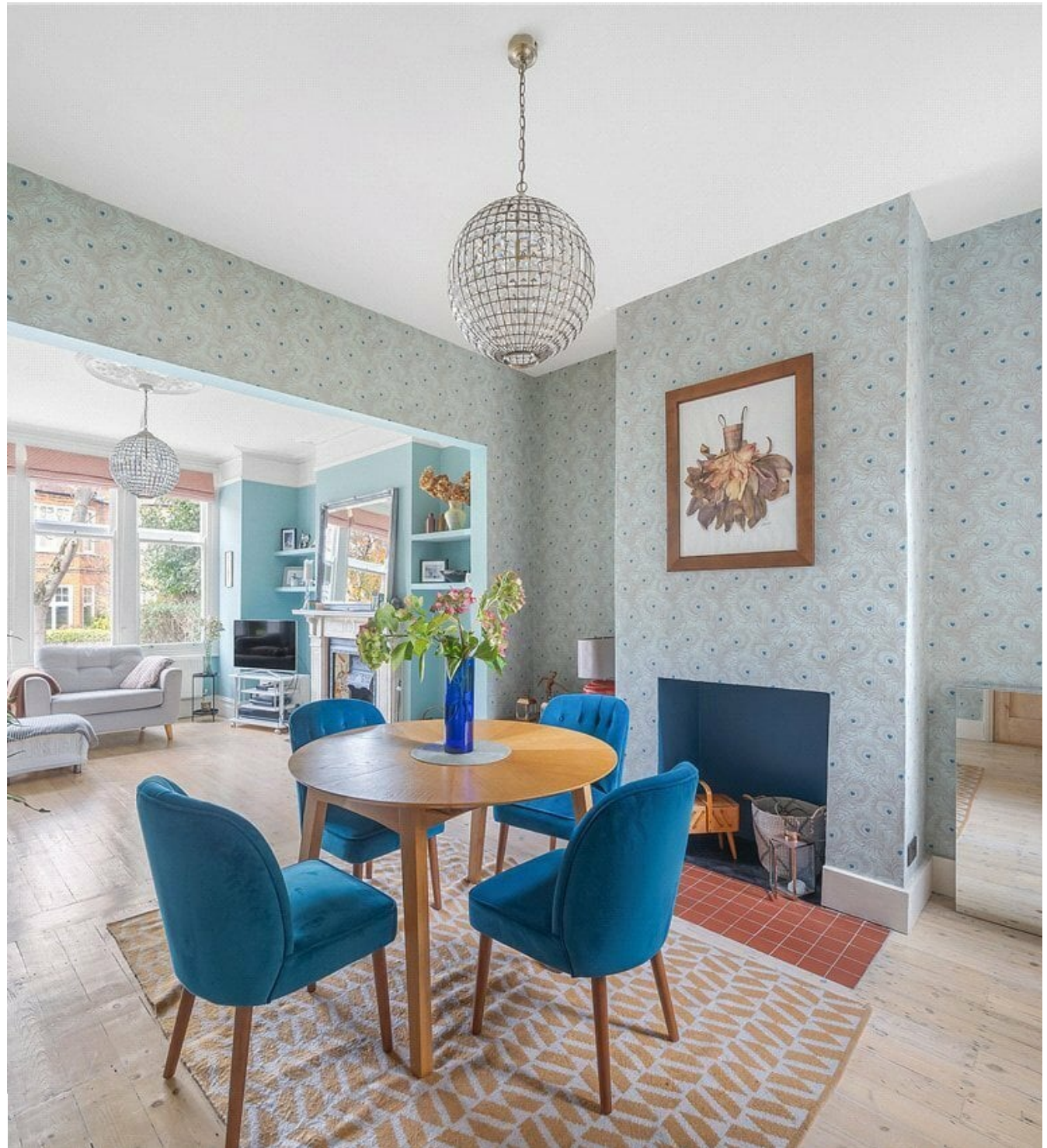
London, Country & International Property

## 44

FAWNBRAKE AVENUE, HERNE HILL,  
LONDON, SE24

Guide Price: £1,800,000 - £1,850,000  
Tucked away on one of Herne Hill's most sought after roads, this elegant five-bedroom Edwardian home offers 2,147 sqft of beautifully balanced living space, full of warmth, character, and period charm. Loved and carefully maintained by the same family for more than 20 years, it perfectly captures the essence of a true Herne Hill home-timeless, welcoming, and wonderfully practical. A double reception room at the front of the house sets the tone, with tall sash windows, high ceilings, and an original fireplace creating a sense of light and grandeur.

**£1,800,000**



Beyond, a bright and airy kitchen and breakfast room opens directly onto the south-east facing garden, an ideal haven for relaxed family meals or entertaining friends. A useful utility room and downstairs WC add to the home's practicality, while a cellar below provides excellent storage. Upstairs, the first floor offers a generous principal bedroom and three additional double bedrooms, along with a family bathroom featuring both bath and shower. The top floor has been cleverly converted to create a spacious double bedroom with an en suite shower room, offering a peaceful retreat or ideal guest accommodation. Fawnbrake Avenue is one of Herne Hill's most desirable roads, renowned for its friendly community and proximity to the vibrant local amenities, cafés, and restaurants, as well as the open green spaces of Brockwell Park. Transport connections are excellent, with Herne Hill Station just a short walk away offering fast and frequent services to London Victoria, Blackfriars, and St Pancras International. North Dulwich and Denmark Hill stations are also nearby, providing additional connections across London. Numerous bus routes serve the area, and the property is conveniently located for access to the Thameslink and Overground networks, making central London and beyond easily accessible.



A much-loved family home combining period elegance with modern comfort, ready for its next chapter. Reference JHH250260



