

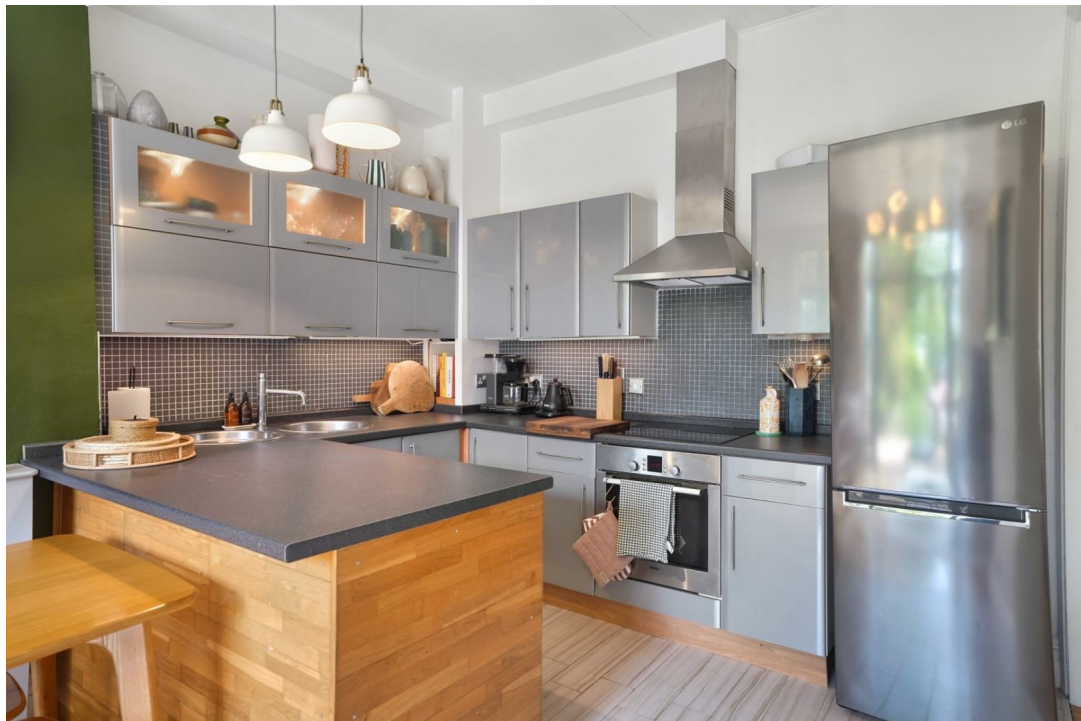


Holmdene Avenue, SE24 | £535,000

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In General

- One bedroom garden flat
- North Dulwich Triangle location
- Immaculately presented
- Good-sized kitchen
- Spacious reception area
- Stylish bathroom
- Private rear garden
- Sought after location

In Detail

Set within the charming North Dulwich Triangle, this immaculately presented one-bedroom garden flat offers style, comfort and an excellent location. Holmdene Avenue is a sought-after, tree-lined residential road, and properties of this kind rarely come to market, so early viewing is highly recommended.

The open-plan kitchen and reception room provide a bright, welcoming space for both entertaining and everyday living. The kitchen offers wall and base units, a round stainless steel sink and drainer, integrated oven and hob, space for a fridge/freezer and slimline dishwasher, while an understairs cupboard provides a useful utility area and access to the good-sized cellar.

The spacious reception area features hardwood flooring, built-in shelving to one alcove, and striking Crittall-style floor-to-ceiling windows and doors that flood the room with natural light and open directly onto the 48ft private south facing garden.

The double bedroom has large front-facing sash windows with attractive shutters and a full wall of sliding-door wardrobes, while the bathroom is stylishly finished in a timeless black and white palette.

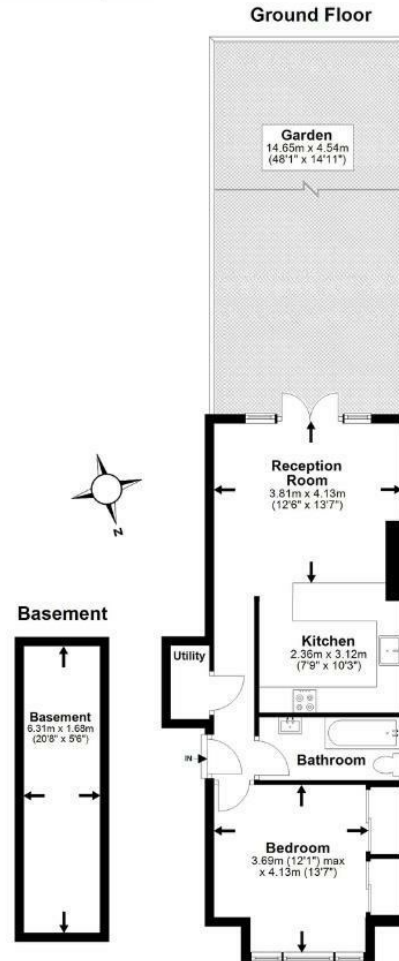
To the rear, the garden includes a decked area outside the reception room and a lawn bordered by mature shrubs and planting including lavender, ceanothus, verbena and roses, creating an ideal space for relaxing or entertaining.

EPC: D | Council Tax Band: C | Lease: 138 years remaining | SC: £400 pa | GR: £100 pa | BI: £512.25 pa



Floorplan

Nutfield Court, SE24
 Total* = 58.7 sq. m / 631.5 sq. ft
 Ground Floor = 48.1 sq. m / 517.5 sq. ft
 Basement = 10.6 sq. m / 114.0 sq. ft



*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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		64	76
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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