



Kestrel Avenue, SE24 | Guide Price £1,500,000

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# In General

- Substantial family home
- Double reception room
- Spacious kitchen/dining room
- Wrap around conservatory
- Five double bedrooms
- Bathroom & shower room
- Cellar storage
- Additional top floor storage
- Close to transport links
- Popular location

# In Detail

A substantial five double bedroom, two bathroom period terraced house for sale on Kestrel Avenue, a sought after, tree-lined residential road in the heart of Herne Hill.

Having remained in the same family for over fifty years, this handsome home has been lovingly maintained and is well presented throughout, whilst offering an exciting opportunity for an incoming purchaser to modernise and create a home tailored to their tastes and requirements.

Arranged over multiple levels, the property boasts generous proportions and an abundance of natural light. The spacious accommodation comprises five genuine double bedrooms, family bathroom & a shower room. There is a bonus storage room on the top floor.

On the ground floor is the double reception room with large bay window to front and the original bi-fold doors have been retained. To the rear of the house is the generous sized kitchen/dining room which leads to a wrap around conservatory area. A cellar offers storage space.

To the rear, the garden offers a peaceful retreat with ample space for entertaining and al fresco dining.

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

Early viewings are highly recommended to appreciate the size & potential of this home.

EPC: TBC | Council Tax Band: F



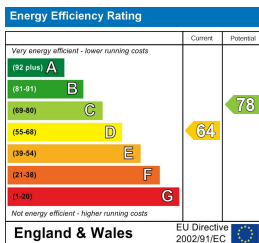
# Floorplan

## Kestrel Avenue, SE24

Total\* = 222.8 sq. m / 2398.2 sq. ft  
 Ground Floor = 87.2 sq. m / 938.6 sq. ft  
 Cellar = 10.5 sq. m / 113.5 sq. ft  
 First Floor = 64.4 sq. m / 693.3 sq. ft  
 Second Floor = 60.7 sq. m / 652.9 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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