



97 Fawnbrake Avenue, London, SE24 0BG

**Offers in excess of £1,750,000**



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Handside House, Handside Lane,  
Welwyn Garden City, Herts AL8 6TA

# 97 Fawnbrake Avenue, London, SE24 0BG

This 6-bedroom house on a very popular residential street offers a fantastic opportunity for a family home or anyone looking for a charming house in the heart of Herne Hill. Its blend of original features, spacious layout, serene garden and great transport links nearby make it very desirable.

As you enter the property through the front door to the left you have an open plan kitchen and dining area with adjoining utility room. Further along the corridor there is a downstairs WC and Reception room, with an original fireplace, that open out into the garden through double doors. Downstair there is a very large cellar which presents an opportunity to renovate (subject to planning).

The upper floors of the property provide bright and airy bedrooms, including a master bedroom with fitted wardrobes, and both a separate bathroom and toilet. There are 4 bedrooms on this floor, one of which is currently used as an office. The top floor boasts a fifth and sixth bedroom, with plenty of natural light. In total there is over 2500 square feet of living accommodation. The garden extends to 70 feet and faces North West.

The property is situated on the highly popular Fawnbrake Avenue, with close proximity to Herne Hill shops and amenities, including Brockwell Park and the Lido. Nearby Herne Hill train station offers excellent transport links to the city, with direct trains to London Victoria and Blackfriars. Local schools are outstanding, with sought after Herne Hill School and Charter North within short walking distance. Well known independent schools such as Rosemead, Oakfield, JAGs and Alleyns are nearby as well as Dulwich Prep London and Dulwich College for boys also within easy reach.

Dining Room 15'7" x 12'5" (4.75 x 3.81)

Kitchen 11'8" x 10'9" (3.58 x 3.28)

Utility Room 8'5" x 6'5" (2.59 x 1.96)

Lounge / Reception Room 17'7" x 12'4" (5.36 x 3.76)

Bedroom 1 17'3" x 14'7" (5.28 x 4.47)

Bedroom 2 11'8" x 11'3" (3.58 x 3.45)

Bedroom 3 / Office 10'0" x 8'7" (3.07 x 2.64)

Bedroom 4 12'5" x 10'0" (3.81 x 3.07)

Bedroom 5 19'5" x 10'9" (5.94 x 3.28)

Bedroom 6 10'0" x 10'0" (3.07 x 3.07)



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## Fawnbrake Avenue SE24

Approximate Gross Internal Area  
(Excluding Eaves)

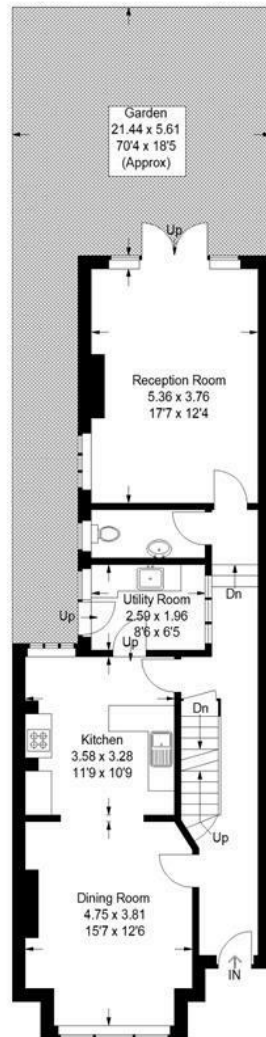
Cellar = 42.4 sq m / 456 sq ft

Ground Floor = 75.5 sq m / 813 sq ft

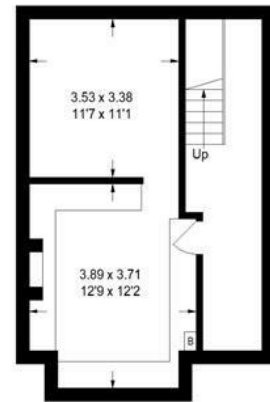
First Floor = 76.0 sq m / 818 sq ft

Second Floor = 40.1 sq m / 432 sq ft

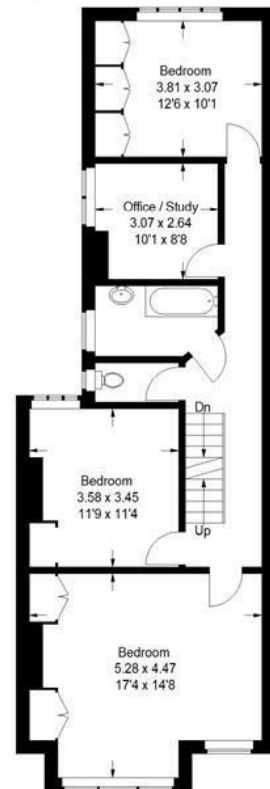
Total = 234.0 sq m / 2519 sq ft



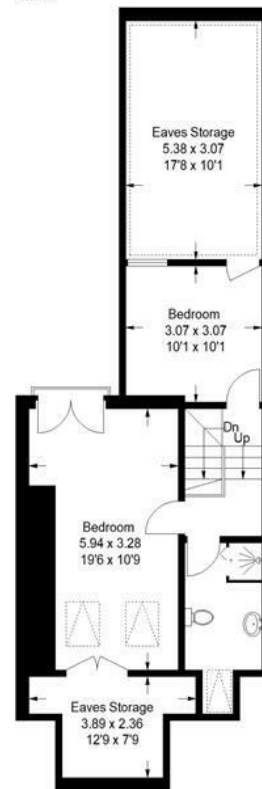
Ground Floor



Cellar



First Floor

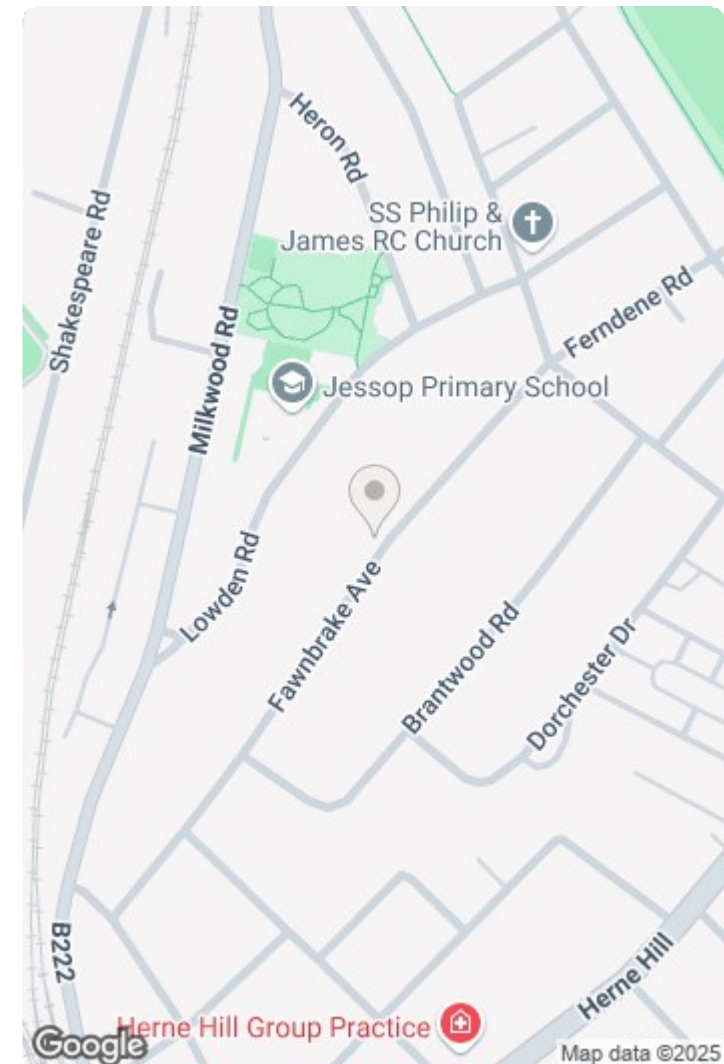


Second Floor



Reduced headroom below 1.5 m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1139125)



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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