

Oakbank Grove, SE24



Herne Hill, London
2 Bedrooms
Freehold
£625,000

BO SQ



Summary

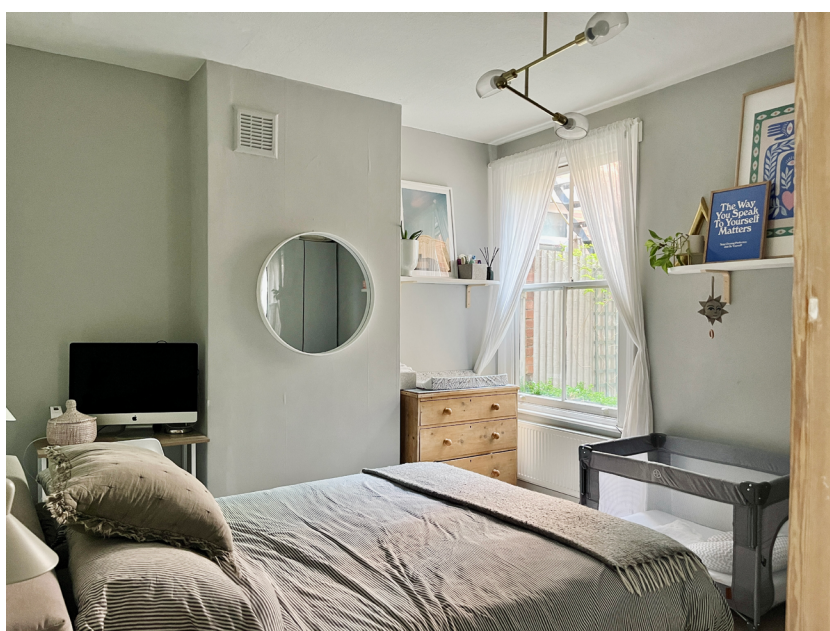
This beautifully decorated 2-bedroom ground floor maisonette in Herne Hill has its own private entrance, and direct access to a large south-facing garden. The home was built in the early 1900's on Oakbank Grove, a quiet tree lined street that sits across the road from Ruskin Park.

Beautiful original floorboards, sash windows with bespoke shutters and a working fireplace internally have been well cared for and improved by the current owners. With a large main bedroom and second bedroom, separate kitchen and large front lounge, the home embraces the typical Edwardian style of private but well connected and proportioned rooms.

The location of the home is wonderful. It is surrounded by green spaces and parks; the entrance to Ruskin Park is a minute's walk away, whilst Brockwell Park and the ever-growing abundance of independent shops, buzzy restaurants, and thriving markets of Herne Hill high street are just a 15 minute walk from the home, as are Herne Hill and Denmark Hill overground stations.



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House Tour

Through the front gate and garden, is the private front door to the home. Inside, a typical and light period entrance hallway with timber floorboards leads to a large front lounge to the left, with bespoke shutters facing the street, and a working fire place for cosy winter evenings. To the right is a large storage cupboard for coats and shoes or other utility items. Straight ahead is the door to the large master bedroom, with sash windows and views through to the garden.

The entrance hallway continues past the master bedroom and has been lined with a long bespoke shelving unit, currently housing books, plants and artwork. It leads to the rear portion of the home, the large kitchen and dining area, a family bathroom which has been recently fully renovated, and the second bedroom. The kitchen space has a door that opens out to the side return, giving direct access to the back garden and raised decked area. There is an additional useful utility space just before the bathroom and second bedroom which includes a handy pullymaid for drying clothes out of sight. Both the bathroom and second bedroom have large sash windows with beautiful views over the back garden.



Garden

The long south facing garden has been incredibly well cared for and improved by the current owners. Most notably, they have built a new decking area which is surrounded by greenery, and is a lovely afternoon sun trap for summer alfresco dining.

Also recently built are the two storage outhouses for garden tools and the like, and a raised bed that could be used for flowers or vegetables. The garden has also been recently turfed..

The garden is lined and protected by an array of beautiful trees, including a crab apple tree, a cooking apple tree, a bay tree and an acer tree. Rather than splitting the garden into two smaller areas, the current owners enjoy a larger space that is shared with the owner of the upstairs home, in a mature and sensible way that is respected by all.



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Connectivity & Amenities



The qualities of this home are truly defined by its location. The entrance to Ruskin Park is under a minute walk away from the front door. The 36 acre park includes a playground, a nature area, tennis courts, a cafe and pond area and is therefore perfect for dog walking, for children's play, for sports, or to meet for a coffee and a walk with a friend. Around the corner is a lovely recently renovated pub called The Cambria, which is family friendly and perfect for a Sunday afternoon with some familiar faces.

The house is well connected to the centre of London. It is a 15 minute walk away from Herne Hill overground station, providing links to Blackfriars, Farringdon, St Pancras, and London Victoria. A beautiful 15 minute walk through Ruskin Park takes you to Denmark Hill overground station, which provides additional links north to Shoreditch or south to Crystal Palace. There are also a number of useful bus routes running along Herne Hill Road into central London.



The house is a 15 minute walk to the popular Brockwell Park and the bustle of Herne Hill, perhaps most famous for its blissful Sunday market, with many independent traders selling a variety of goods such as cakes, jewellery, eggs and the morning paper, tartiflette and antiques. During the rest of the week, the little woven set of high streets are home to lovely shops, cafés, pubs such as The Florence, and restaurants such as Llywellens and The Peachy Goat that make for a glorious afternoon perusal.