

POET'S CORNER
COLLECTION

147-149 RAILTON ROAD, HERNE HILL, LONDON SE24 0LT



NEW FAMILY HOMES IN HERNE HILL

02

THE POET'S CORNER COLLECTION IS A PRIME NEW DEVELOPMENT OF FIVE 4/5 BEDROOM FAMILY HOMES IN HERNE HILL MOMENTS AWAY FROM THE VIBRANCY OF BRIXTON AND NATURAL SETTING OF DULWICH. THE FAÇADE SEAMLESSLY BLENDS IN WITH THE VICTORIAN CHARM OF THE POET'S CORNER CONSERVATION AREA OF HERNE HILL WHILST INSIDE THE HOMES ARE FINISHED TO A CONTEMPORARY STYLE.

WELCOME TO THE AREA

Herne Hill, celebrated for its period charm, is nestled between Dulwich and Brixton. This vibrant neighborhood boasts an array of boutique shops and lively eateries, all set against the backdrop of Brockwell Park and the Lido – perfect for a refreshing summer swim.

03



Just a short distance down Railton Road, you'll find the vibrant heart of Brixton, renowned for its rich mix of cultures, diverse cuisines, and dynamic entertainment options. Meanwhile, Dulwich offers a charming retreat with its serene woodlands and historic heritage structures, blending rural tranquility with urban convenience.



04



EDUCATION

Within walking distance, you'll find several primary and secondary schools rated 'Outstanding' or 'Good' by OFSTED, as well as Dulwich College, one of the country's most prestigious institutions.

NIGHT LIFE

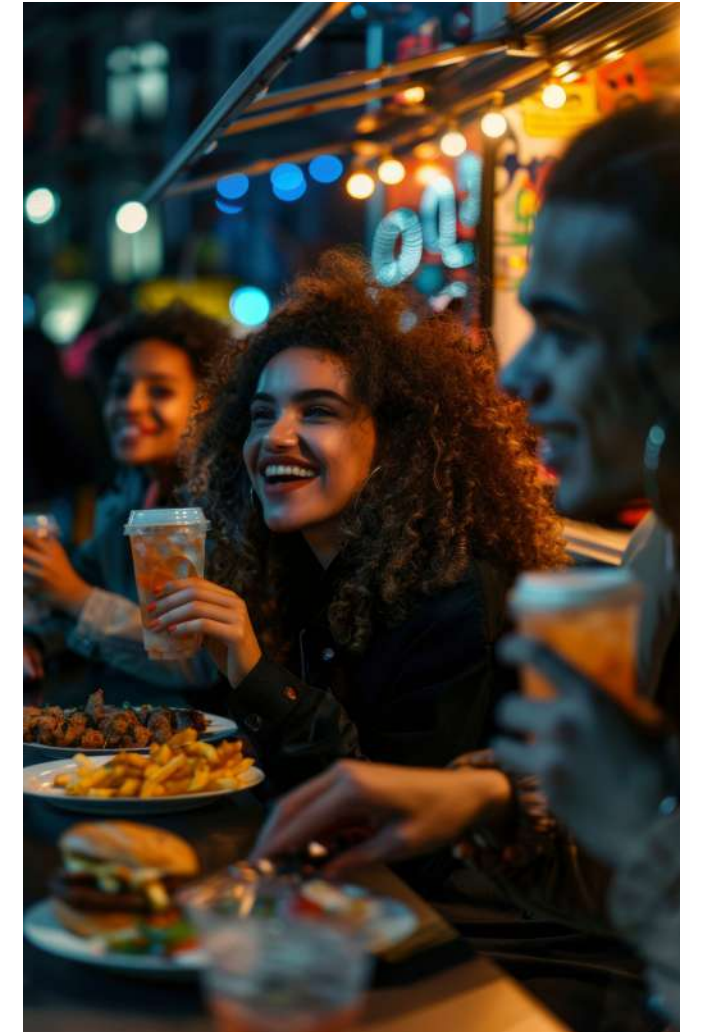
Renowned throughout London for its vibrant entertainment scene, nearby Brixton features a variety of live music venues, including the O2 Academy, Electric Brixton, and The Blues Kitchen, which is known for its Sunday jazz sessions.

ACTIVE LIFESTYLE

Just moments away, Brockwell Park offers stunning skyline views, an outdoor pool, and tennis courts. For additional recreational options, Dulwich Sports Club provides facilities for cricket and croquet.

LOCAL COMMUNITY

On Sundays, explore the Herne Hill market for local crafts and vinyl records, or indulge in global cuisines at Brixton Village Market. Afterwards, relax in the Half Moon pub's garden, a central Herne Hill gathering spot since 1896.



TRANSPORT



01

MINUTE WALK

BUS ROUTE 322
FROM CLAPHAM TO
CRYSTAL PALACE



10

MINUTE WALK

HERNE HILL STATION
SOUTHERN RAIL AND
THAMES LINK TO VICTORIA



12

MINUTE WALK

BRIXTON STATION
VICTORIA LINE AND
SOUTHERN RAIL

EACH HOMEOWNER WILL RECEIVE
COMPLIMENTARY CAR CLUB VOUCHERS
AND CYCLE HIRE MEMBERSHIP.



07

08

EDUCATION

ST. JUDES
PRIMARY
SCHOOL

(OFSTED – GOOD)

6

MINUTES WALK

1.3
MILES

JAMES ALLEN'S
GIRLS' SCHOOL

1.6
MILES

JESSOP
PRIMARY SCHOOL

(OFSTED – OUTSTANDING)

14

MINUTES WALK

DULWICH
COLLEGE

1.7
MILES

SACRED HEART
SECONDARY
SCHOOL

(OFSTED – OUTSTANDING)

THE CHARTER
SECONDARY
SCHOOL

(OFSTED – OUTSTANDING)

26

MINUTES WALK

SOUTH BANK
UNIVERSITY

26

MINUTES BY TRAIN

UCL

36

MINUTES
BY VICTORIA LINE



LOCAL AREA

RESTAURANTS

THE DUKE OF EDINBURGH
 TURTLE BAY
 STATION 26
 HONEST
 ENISH
 MAMMA DOUGH
 FRANCO MANCA
 ENISH
 MAMMA DOUGH
 THE BLUES KITCHEN
 GREMIO DE BRIXTON
 NEGRIL
 FOUR HUNDRED RABBITS
 THE FLORENCE
 THE CHUTNEY
 FOUR HUNDRED RABBITS
 KEN'S FISH BAR
 ALI BABA PIZZA

BARS

WHITE HORSE
 DOCTOR COCKTAIL
 ELM PARK TAVERN
 KOALA COFFEE & ICE CREAM

MARKETS

SAINSBURY'S LOCAL
 BRIXTON VILLAGE MARKET
 HERNE HILL MARKET

SPORT

YOGA POINT
 JD SPORTS
 FITNESS FIRST

PARKS & LEISURE

BROCKWELL LIDO & TENNIS
 BROCKWELL PARK
 LOUGHBOROUGH PARK
 HERNE HILL VELODROME
 RUSKIN PARK
 RITZY CINEMA
 BRIXTON ELECTRIC
 RUSH COMMON
 SUNRAY GARDENS





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YOUR HOME

Spread across four beautifully designed storeys, each home features four spacious double bedrooms, including a luxurious en-suite master suite on the top floor. The property includes two distinct living areas and a separate stylish kitchen, along with a private back garden and a welcoming front patio. For larger families, one of the living areas can be converted into a fifth bedroom.

Entering through the front patio, complete with bicycle storage, you'll find elegant herringbone flooring with underfloor heating. The ground floor opens to a sophisticated reception area, leading to an open-plan kitchen/dining room with Bosch appliances, quartz countertops, and a dining space. Floor-to-ceiling windows enhance the brightness of the space and open to the serene back garden.



The first floor features a spacious living area, double bedroom and bathroom. The second floor includes two further double bedrooms and bathroom, while the top floor is dedicated to the master bedroom, complete with en suite bathroom.

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ENVISION LIFE IN YOUR NEW HOME!

Click the button below to start your virtual tour
and explore your future home now!

[START VIRTUAL TOUR](#)



SPECIFICATION



GENERAL

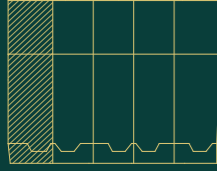
- Herringbone flooring (Ground Floor)
- HIK Vision Intercom
- Underfloor Heating (Ground Floor)
- Google Nest Heating (Upper Floors)

KITCHEN

- Cashmere Global Quartz worktop
- Bosch integrated appliances
- Floor-to-ceiling bi-fold doors

BATHROOM

- Carrera polished porcelain tiles
- Backlit mirror
- Electric towel rail
- Bathtub/rainfall shower



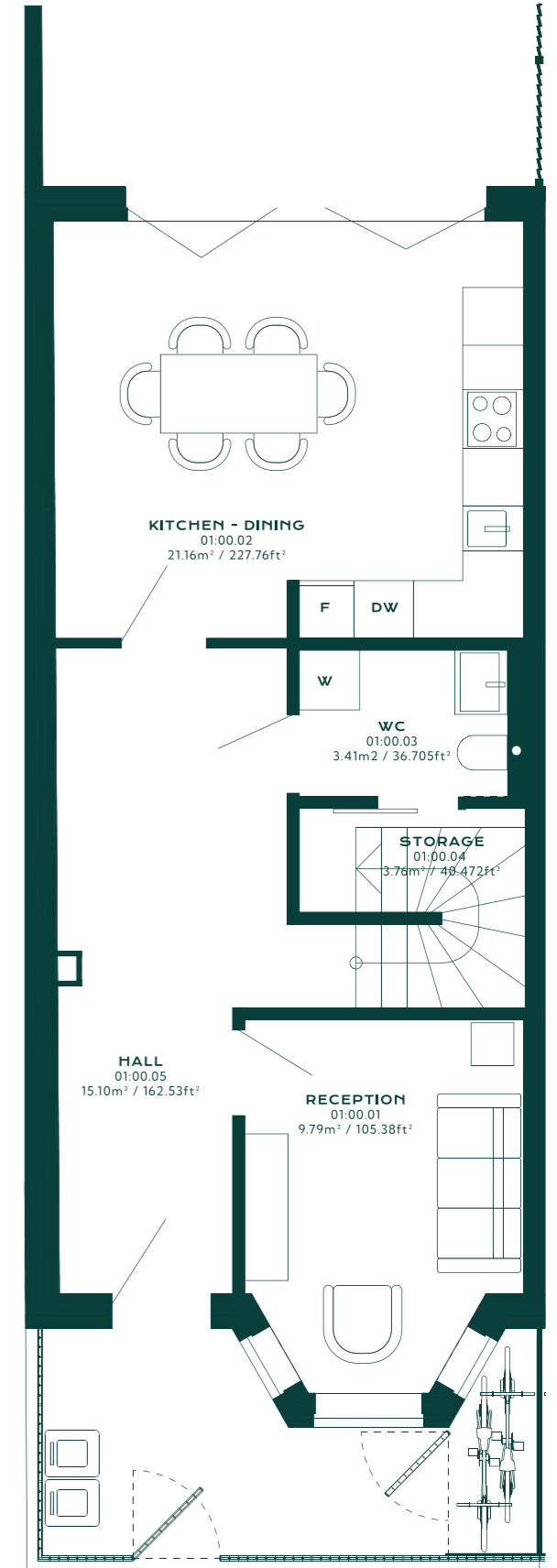
21 **POET'S CORNER
COLLECTION/
FIRST HOUSE**

**TOTAL AREA
159M² / 1711.5FT²**

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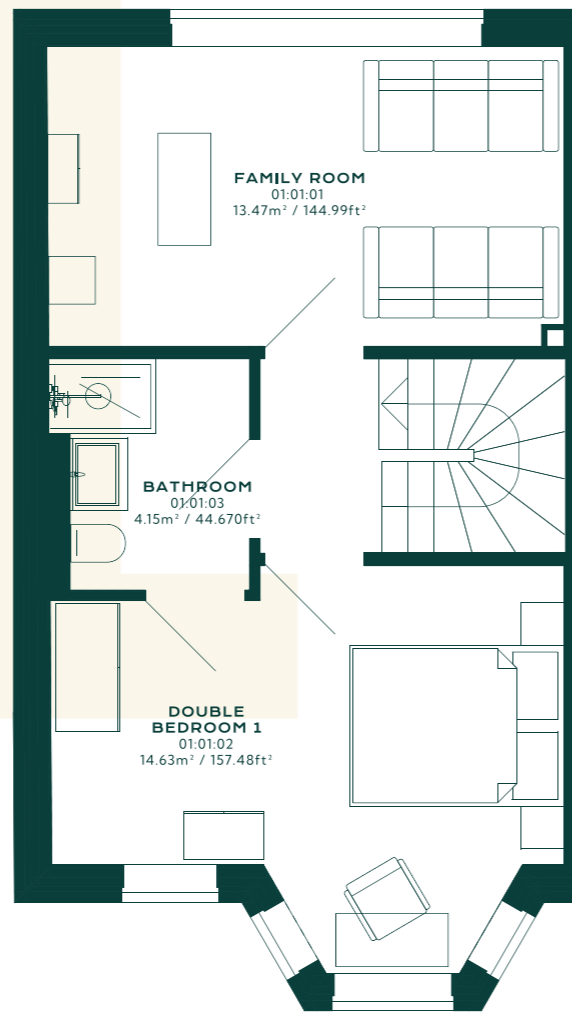
**FIRST HOUSE/
GROUND LEVEL/
54.40 M²/585.56FT²**

Reception	9.79m ² / 105.38ft ²
Kitchen - Dining	21.16m ² / 227.76ft ²
WC	3.41m ² / 36.705ft ²
Storage	3.76m ² / 40.472ft ²
Hall	15.10m ² / 162.53ft ²



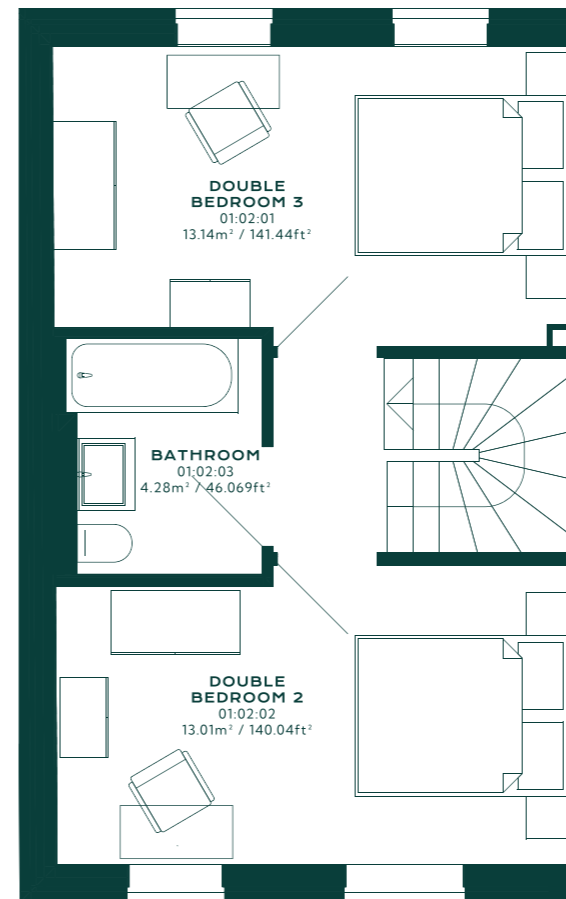
**FIRST HOUSE/
FIRST LEVEL/
38.06 M²/409.67FT²**

Family Room	13.47m ² / 144.99ft ²
Double Bedroom 1	14.63m ² / 157.48ft ²
Bathroom	4.15m ² / 44.670ft ²



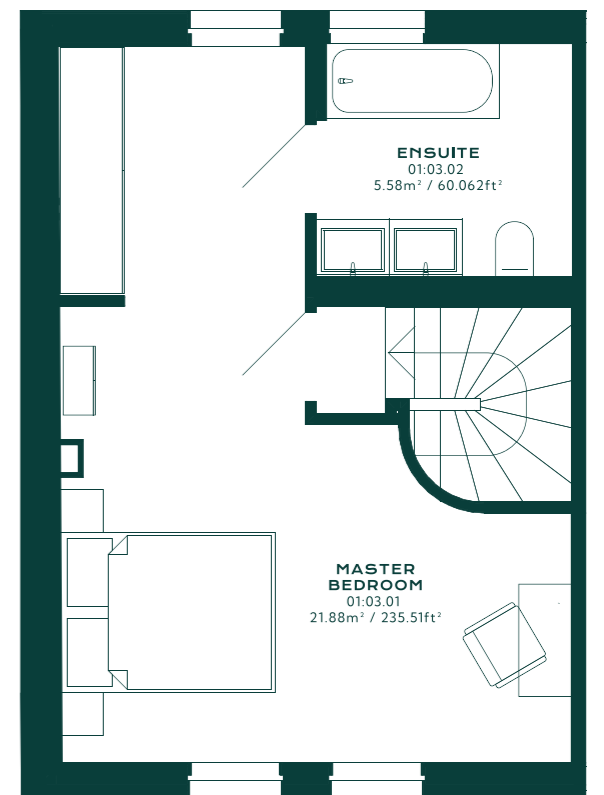
**FIRST HOUSE/
SECOND LEVEL/
35.55 M²/382.66FT²**

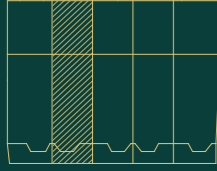
Double Bedroom 2	13.01m ² / 140.04ft ²
Double Bedroom 3	13.14m ² / 141.44ft ²
Bathroom	4.28m ² / 46.069ft ²



**FIRST HOUSE/
THIRD LEVEL/
30.83 M²/331.85FT²**

Master Bedroom	21.88 m ² / 235.51 ft ²
Ensuite	5.58 m ² / 60,062ft ²





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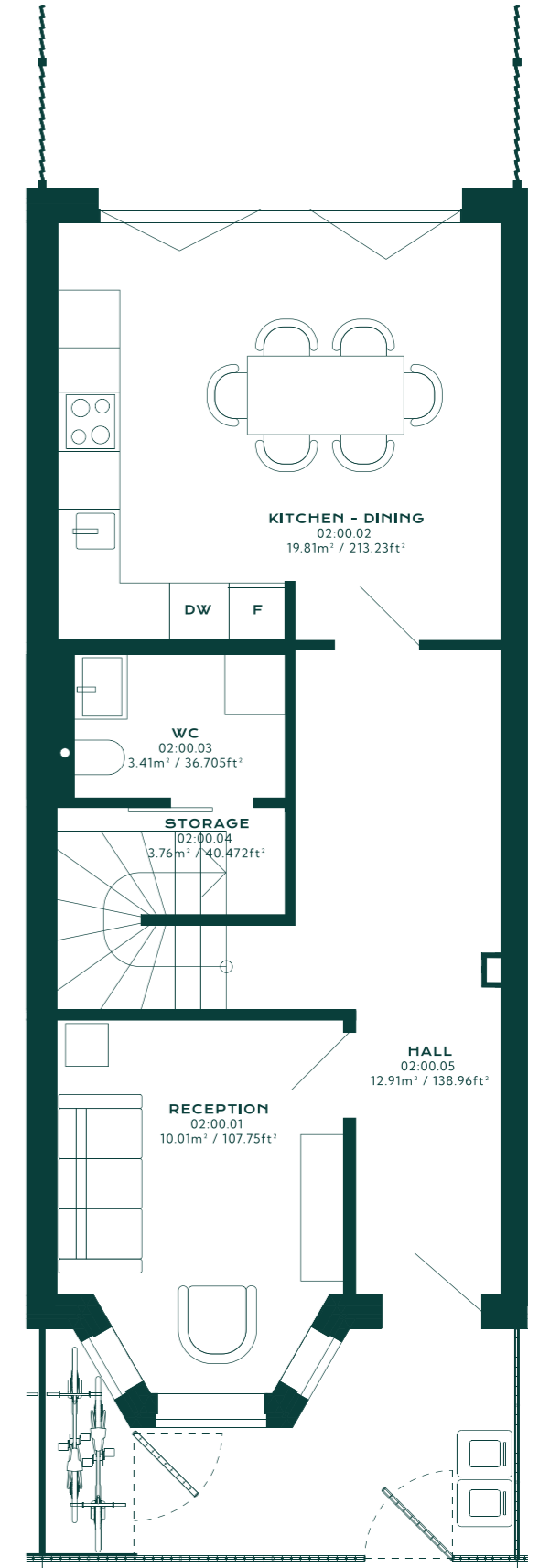
POET'S CORNER COLLECTION/ SECOND HOUSE

TOTAL AREA
148.29M² / 1596.2FT²

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SECOND HOUSE/ GROUND LEVEL/ 51.07M² / 549.71FT²

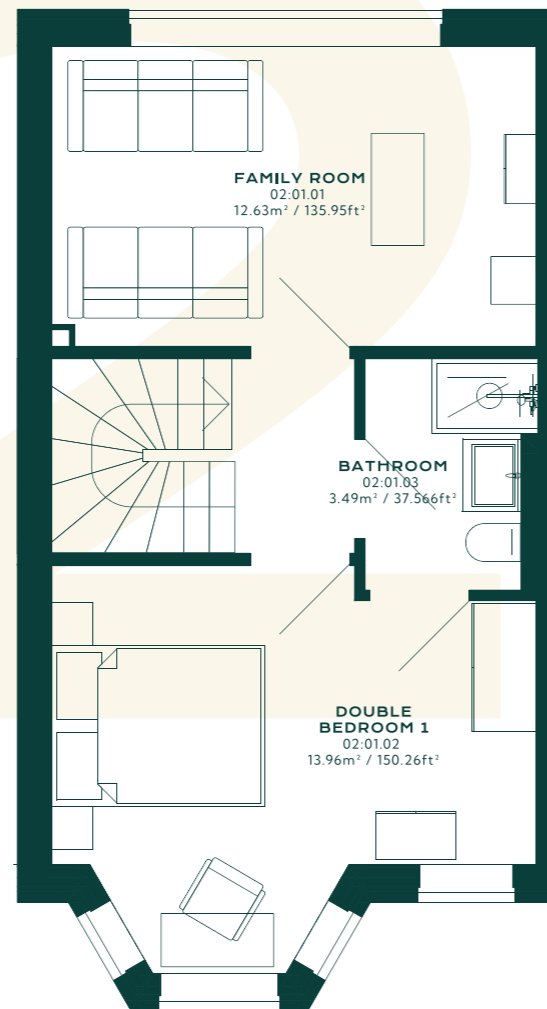
Reception	10.01m ² / 107.75ft ²
Kitchen - Dining	19.81m ² / 213.23ft ²
WC	3.41m ² / 36.705ft ²
Storage	3.76m ² / 40.472ft ²
Hall	12.91m ² / 138.96ft ²



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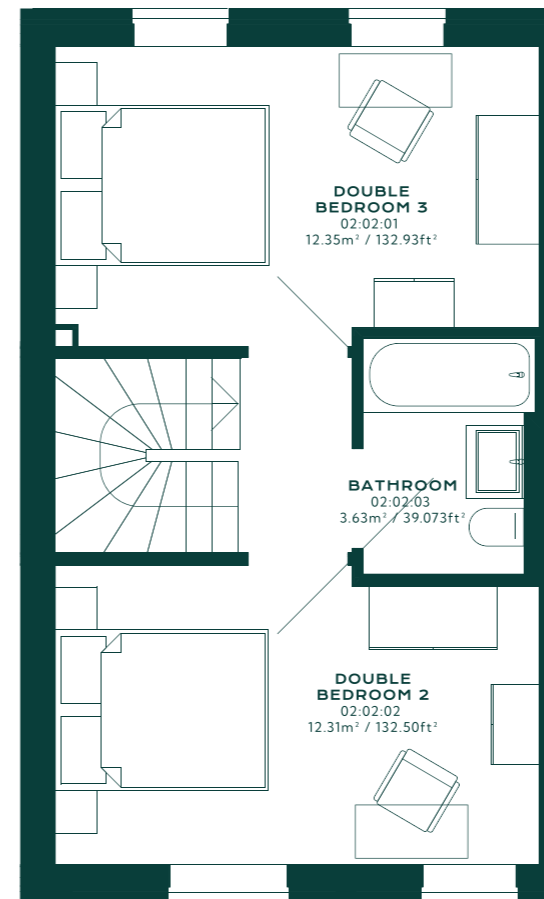
**SECOND HOUSE/
FIRST LEVEL/
34.87M² / 375.34FT²**

Family Room	12.63m ² / 135.95ft ²
Double Bedroom 1	13.96m ² / 150.26ft ²
Bathroom	3.49m ² / 37.566ft ²



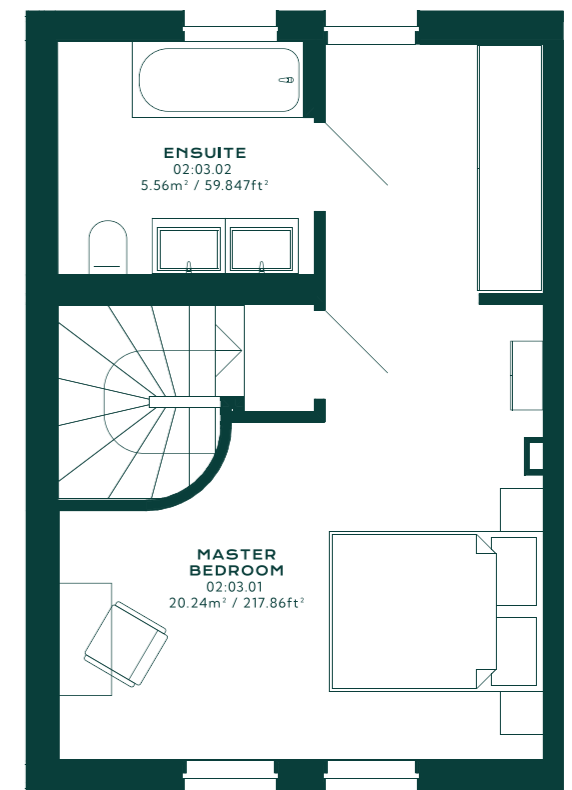
**SECOND HOUSE/
SECOND LEVEL/
33.47M² / 360.27FT²**

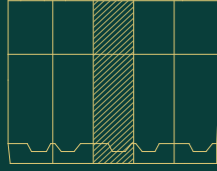
Double Bedroom 2	12.31m ² / 132.50ft ²
Double Bedroom 3	12.35m ² / 132.93ft ²
Bathroom	3.63m ² / 39.073ft ²



**SECOND HOUSE/
THIRD LEVEL/
28.88M² / 310.86FT²**

Master Bedroom	20.24m ² / 217.86ft ²
Ensuite	5.56m ² / 59.847ft ²





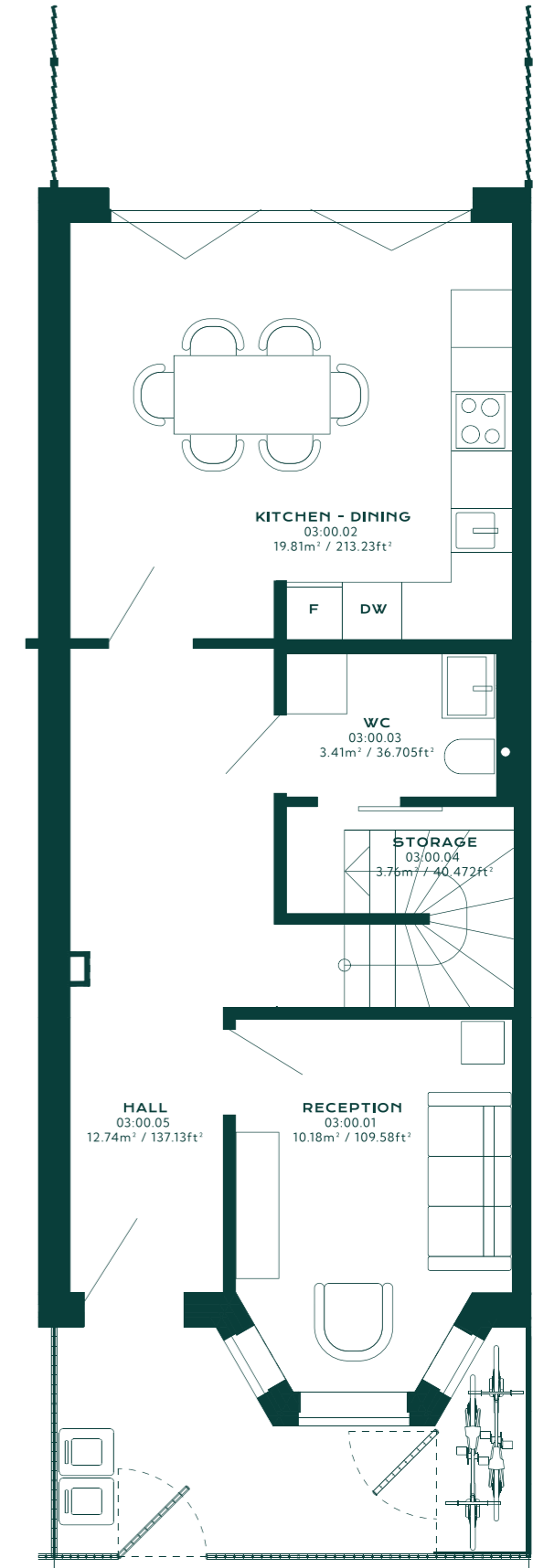
29 **POET'S CORNER
COLLECTION/
THIRD HOUSE**

TOTAL AREA
148.14M² / 1594.6FT²

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**THIRD HOUSE/
GROUND LEVEL/
51.07M² / 549.71FT²**

Reception	10.18m ² / 109.58ft ²
Kitchen - Dining	19.81m ² / 213.23ft ²
WC	3.41m ² / 36.705ft ²
Storage	3.76m ² / 40.472ft ²
Hall	12.74m ² / 137.13ft ²



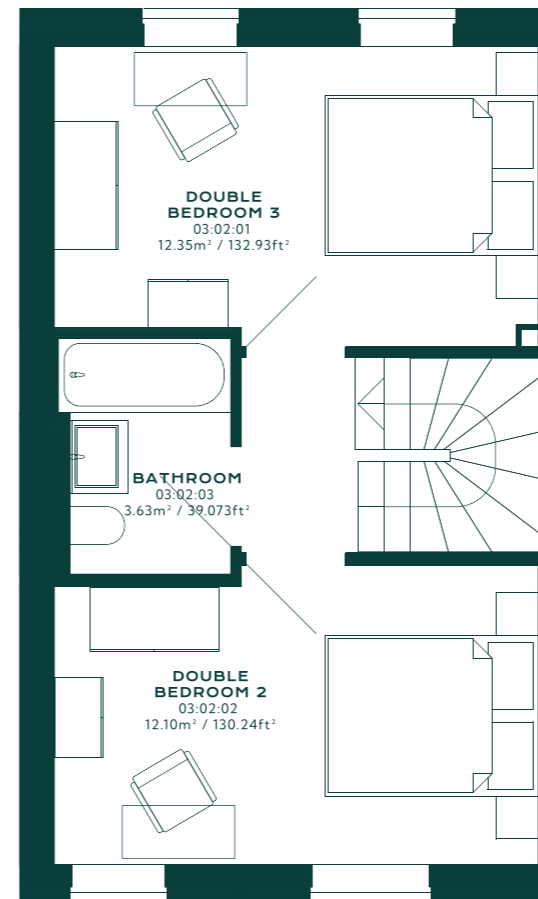
**THIRD HOUSE/
FIRST LEVEL/
34.77M² / 374.26FT²**

Family Room	12.63m ² / 135.95ft ²
Double Bedroom 1	13.96m ² / 150.26ft ²
Bathroom	3.48m ² / 37.458ft ²



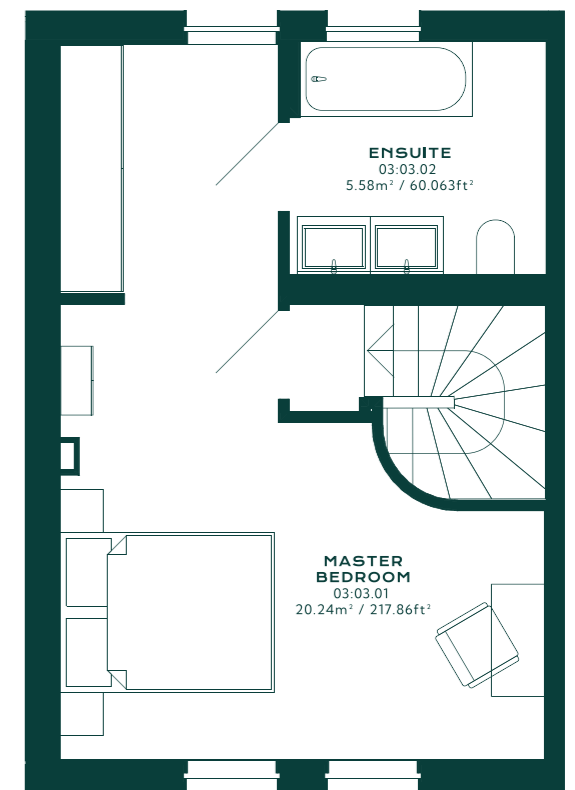
**THIRD HOUSE/
SECOND LEVEL/
33.47M² / 360.27FT²**

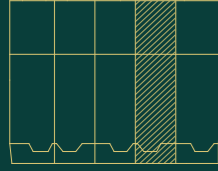
Double Bedroom 2	12.10m ² / 130.24ft ²
Double Bedroom 3	12.35m ² / 132.93ft ²
Bathroom	3.63m ² / 39.073ft ²



**THIRD HOUSE/
THIRD LEVEL/
28.83M² / 310.32FT²**

Master Bedroom	20.24m ² / 217.86ft ²
Ensuite	5.58m ² / 60.063ft ²





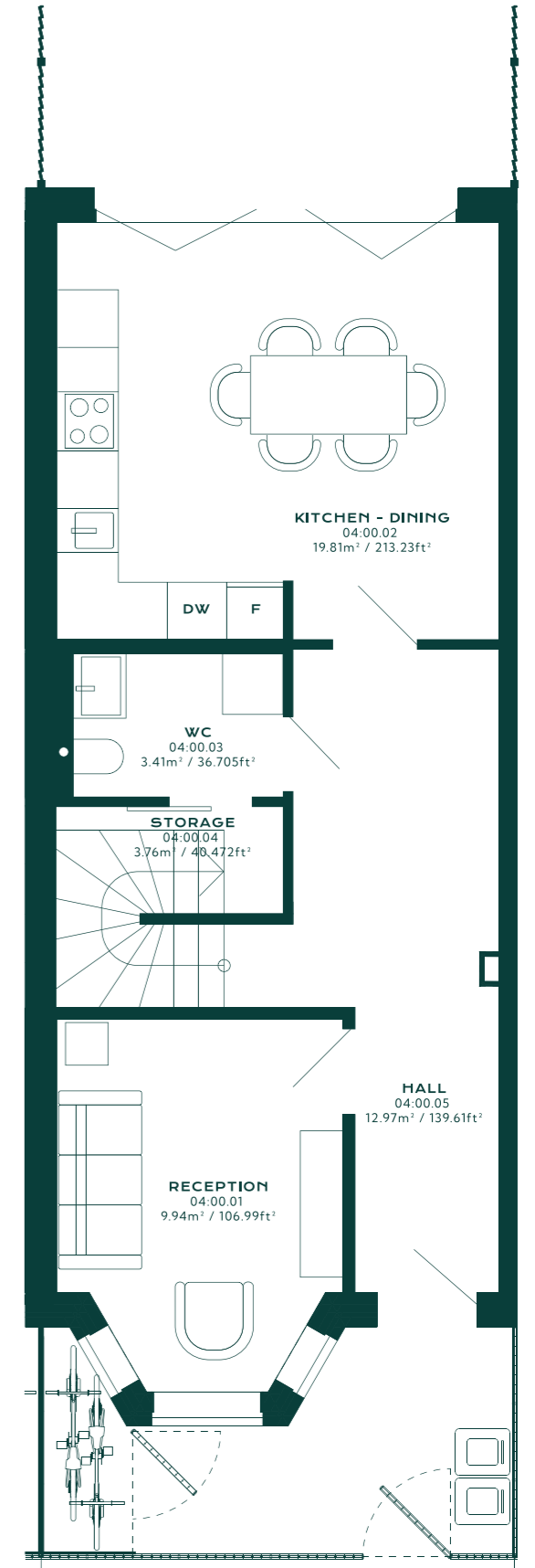
33 **POET'S CORNER
COLLECTION/
FOURTH HOUSE**

**TOTAL AREA
152.81M² / 1644.8FT²**

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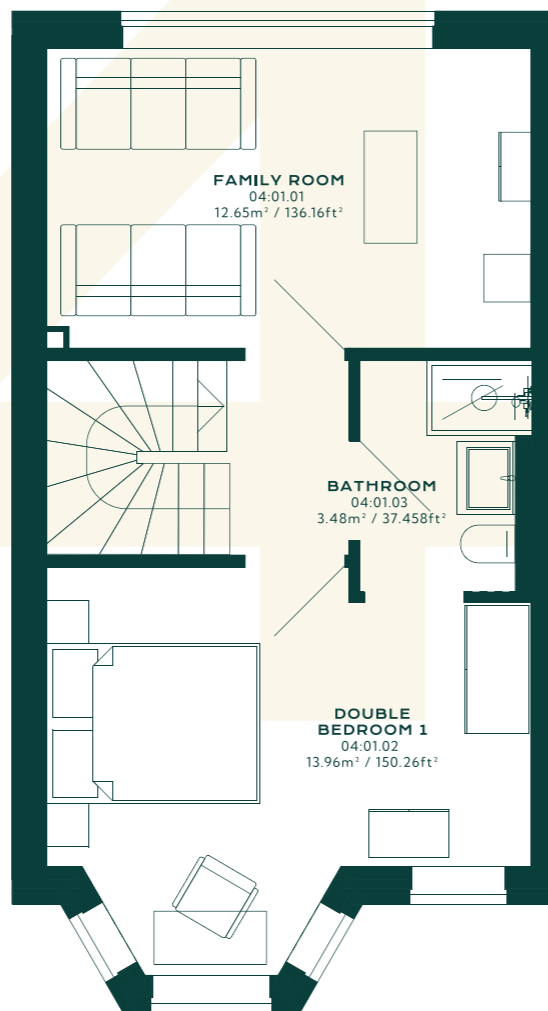
**FOURTH HOUSE/
GROUND LEVEL/
51.07M² / 549.71FT²**

Reception	9.94m ² / 106.99ft ²
Kitchen - Dining	19.81m ² / 213.23ft ²
WC	3.41m ² / 36.705ft ²
Storage	3.76m ² / 40.472ft ²
Hall	12.97m ² / 139.61ft ²



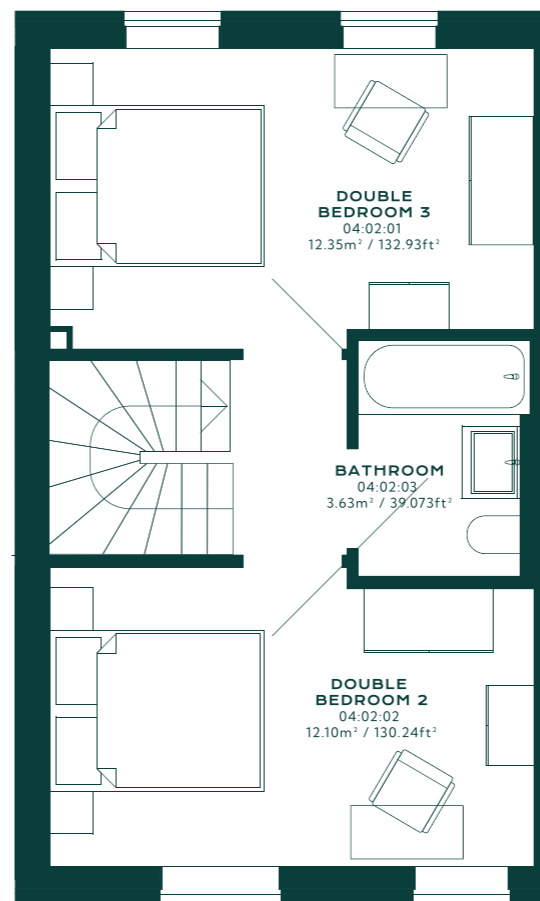
**FOURTH HOUSE/
FIRST LEVEL/
34.77M² / 374.26FT²**

Family Room	12.65m ² / 136.16ft ²
Double Bedroom 1	13.96m ² / 150.26ft ²
Bathroom	3.48m ² / 37.458ft ²



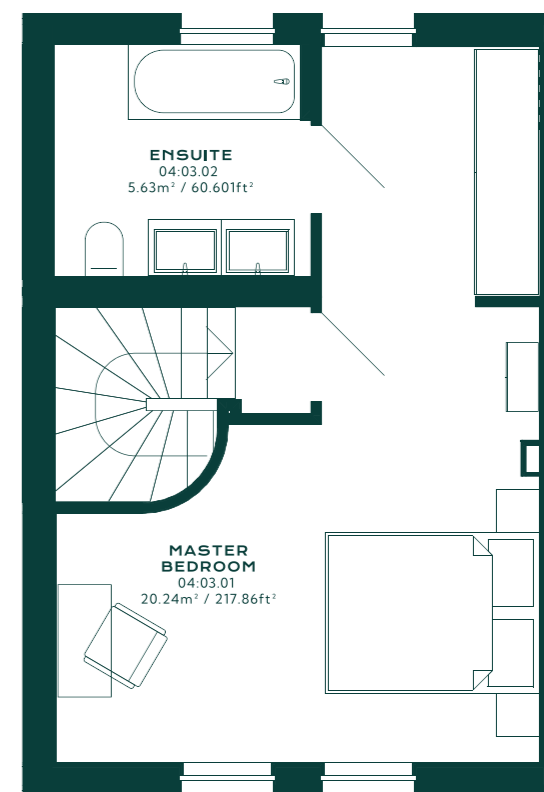
**FOURTH HOUSE/
SECOND LEVEL/
33.31M² / 358.55FT²**

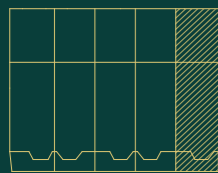
Double Bedroom 2	12.10m ² / 130.24ft ²
Double Bedroom 3	12.35m ² / 132.93ft ²
Bathroom	3.63m ² / 39.073ft ²



**FOURTH HOUSE/
THIRD LEVEL/
28.83M² = 310.32FT²**

Master Bedroom	20.24m ² / 217.86ft ²
Ensuite	5.63m ² / 60.601ft ²





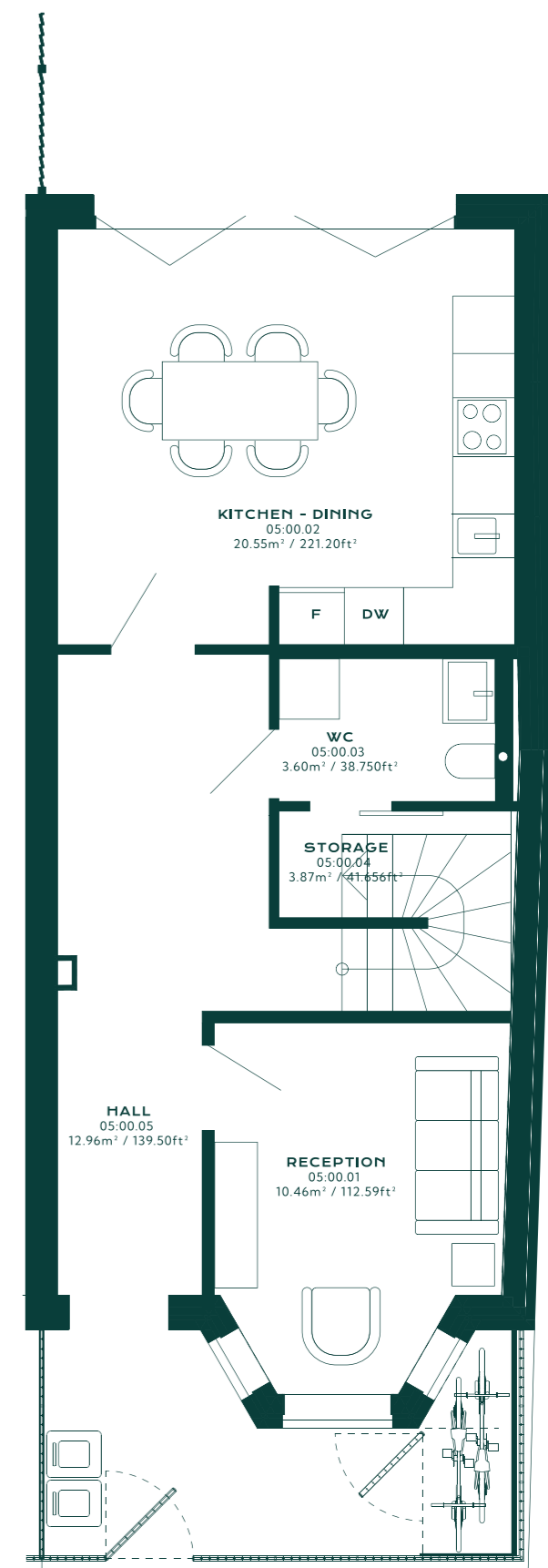
37 **POET'S CORNER
COLLECTION/
FIFTH HOUSE**

TOTAL AREA
152.82M² / 1644.8FT²

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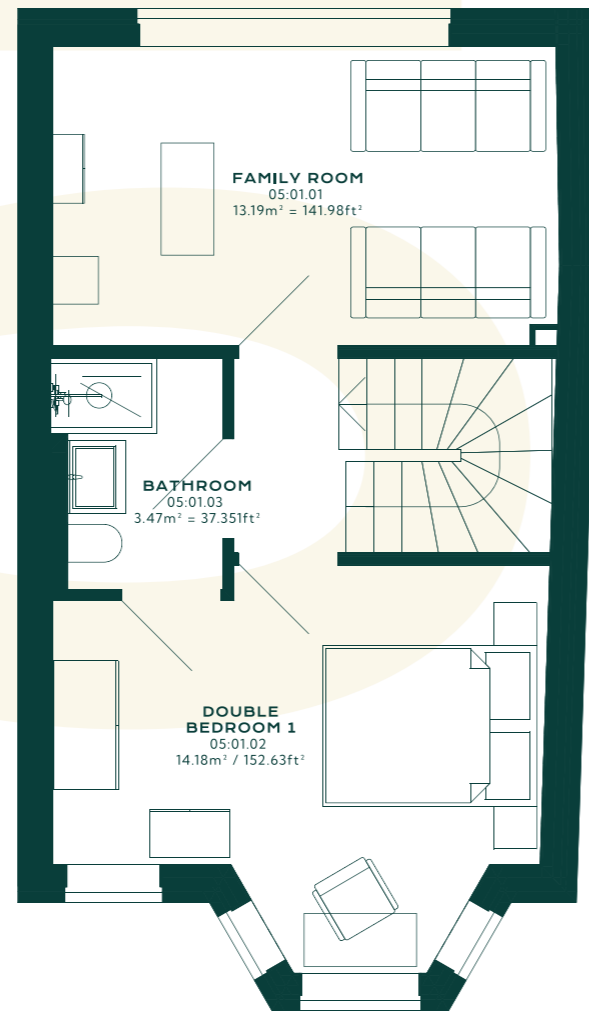
**FIFTH HOUSE/
GROUND LEVEL/
52.66M² / 566.83FT²**

Reception	10.46m ² / 112.59ft ²
Kitchen - Dining	20.55m ² / 221.20ft ²
WC	3.60m ² / 38.750ft ²
Storage	3.87m ² / 41.656ft ²
Hall	12.96m ² / 139.50ft ²



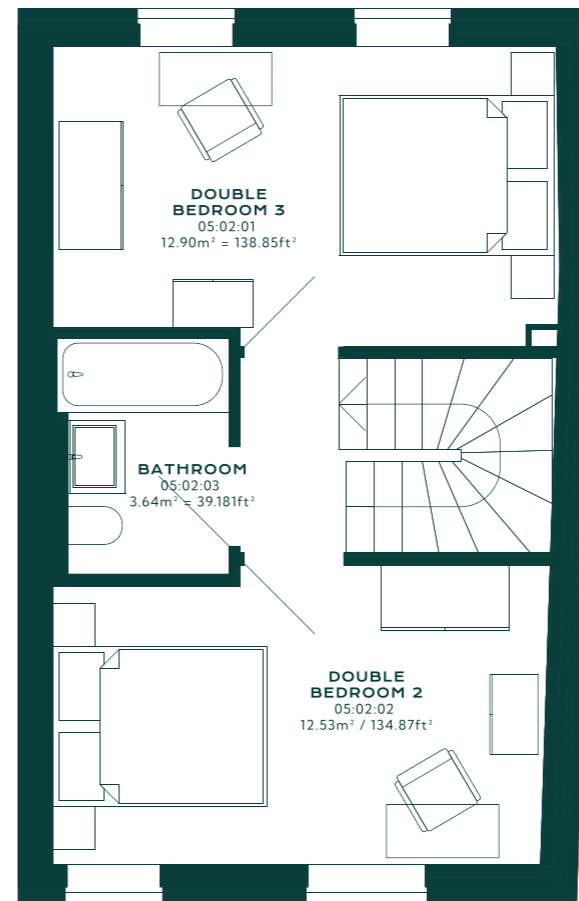
**FIFTH HOUSE/
FIRST LEVEL/
36.06M² = 388.15FT²**

Family Room	13.19m ² = 141.98ft ²
Double Bedroom 1	14.18m ² / 152.63ft ²
Bathroom	3.47m ² = 37.351ft ²



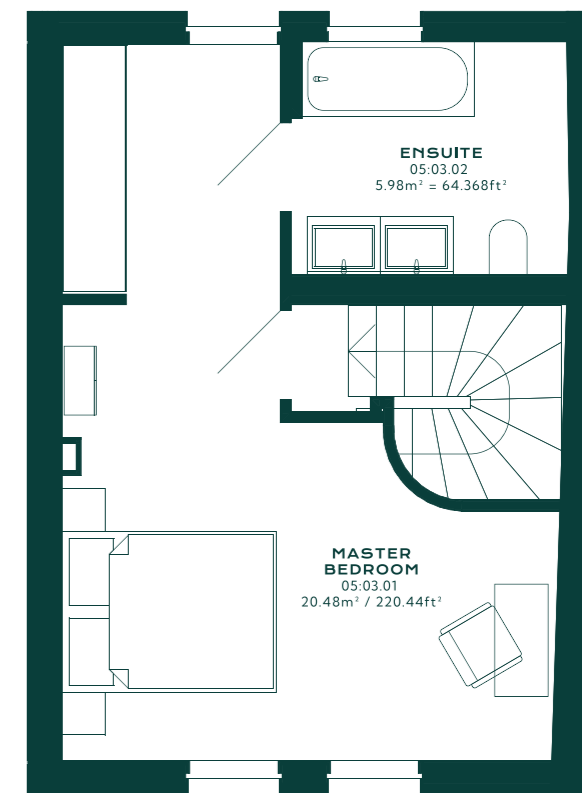
**FIFTH HOUSE/
SECOND LEVEL/
34.34M² = 369.63FT²**

Double Bedroom 2	12.53m ² / 134.87ft ²
Double Bedroom 3	12.90m ² / 138.85ft ²
Bathroom	3.64m ² / 39.181ft ²



**FIFTH HOUSE/
THIRD LEVEL/
29.75M² = 320.23FT²**

Master Bedroom	20.48m ² / 220.44ft ²
Ensuite	5.98m ² = 64.368ft ²





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