



Birkbeck Place, SE21  
£585,000

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# In general

- An attractive split-level period conversion.
- Spacious accommodation - 845 sq ft
- Two double bedrooms
- Double reception room
- Fitted kitchen, modern bathroom, downstairs cloakroom
- Terrace accessed from the kitchen
- Lovely secluded 46' private garden
- Very well presented throughout
- Sought after and central location

# In detail

An attractive split-level period conversion with large private garden located on this very popular road in Dulwich.

This lovely apartment is presented in attractive decorative order throughout and with a gross internal area of 845 sq ft offers spacious accommodation over two floors comprising two double bedrooms, double reception room, fitted kitchen, modern bathroom and downstairs cloakroom. From the kitchen there is access to a raised terrace. Stairs from the terrace lead down to a very attractive private garden.

The property is well located for access to Dulwich Village with its cafes, restaurants, parks, golf course and Picture Gallery. Herne Hill and Tulse Hill are also nearby with various shopping and leisure facilities. The nearest railway stations providing services into central London are West Dulwich (London Victoria/London Blackfriars) and Tulse Hill (London Bridge/London Blackfriars).

An internal viewing of this excellent apartment is advised.

EPC: E | Council Tax Band: D | Lease Remaining: 172 years | Building Insurance: £500



# Floorplan

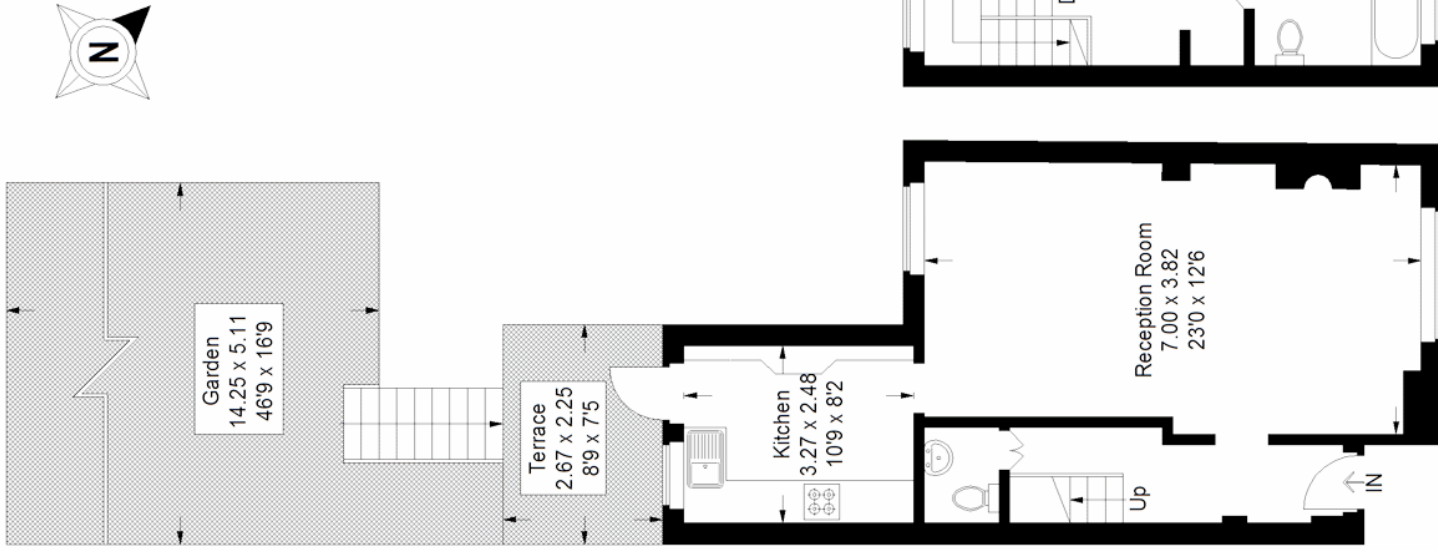
## Birkbeck Place SE21

Approximate Gross Internal Area

Upper Ground Floor = 43.0 sq m / 463 sq ft

First Floor = 35.5 sq m / 382 sq ft

Total = 78.5 sq m / 845 sq ft



Upper Ground Floor

First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale.

Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

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