



Dulwich Road, SE24  
£675,000

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# In general

- Immaculately presented period conversion
- Bright reception room
- Two/ three bedrooms
- Two bathrooms both with underfloor heating
- Good sized kitchen/dining room
- Bespoke fitted wardrobes & drawers
- Vast amounts of storage space
- Envious views over Brockwell Park & beyond
- Share of Freehold
- Shared front garden
- EPC rating C

# In detail

A unique and rare opportunity to purchase this immaculately presented and extended two/three bedroom top floor conversion flat within an attractive period house on Dulwich Road, an extremely popular location in central Herne Hill. Set over two floors, the property benefits from engineered wood floors throughout, a beautifully converted loft, specialist invisible double glazing in the sash windows (except kitchen) and a Share of the Freehold.

On the first floor there is a large bright reception room with stunning views across Brockwell Park; a kitchen/dining room, a large double bedroom with built-in wardrobes, a study/3rd bedroom, and a stylish bathroom. Upstairs the principal bedroom with en-suite shower room has a large dormer window overlooking the delights of Brockwell Park & beyond and a Velux to the front with views over rooftops towards the Shard, there are fitted bespoke wardrobes, cleverly designed drawers into the eaves and further eave storage.

Central Herne Hill, with its village-like feel, offers a popular range of shopping & restaurant amenities, a well linked railway station (Victoria, Blackfriars, St Pancras) and Brixton, with its eclectic range of restaurants, bars, and shops, is not far away. The property is 0.1 miles from Brockwell Lido, just over 0.3 miles from Herne Hill station and 0.8 miles to Brixton station. Early viewings of this fine home are highly recommended as this property is certain to be extremely popular.

EPC: C | Council Tax Band: C | Lease 164 Years Remaining | SC: 100 PCM | Building Insurance: £433.62 PA



# Floorplan

## Dulwich Road, SE24

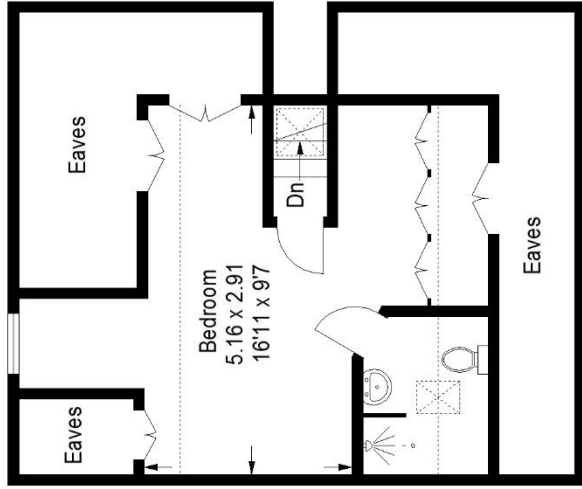
Approximate Gross Internal Area

Second Floor = 65.5 sq m / 705 sq ft

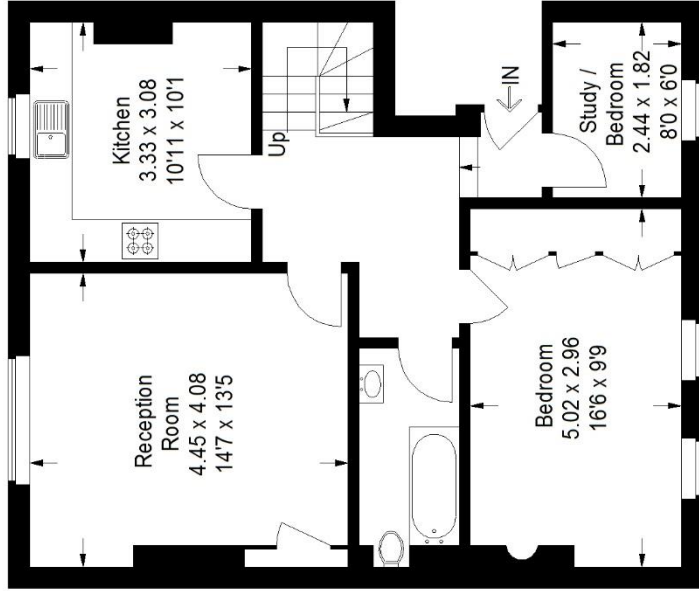
Top Floor (Excluding Eaves)

26.8 sq m / 288 sq ft

Total = 92.3 sq m / 993 sq ft



Top Floor



Second Floor

□ = Reduced headroom below 1.5 m / 5'0

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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	69   c	73   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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