



Croxted Road, SE24
£800,000-£850,000

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In general

- Four bedrooms
- Part - unfurnished
- Private garden
- Well presented
- Close to station
- Off street parking

In detail

An attractive and large over 1300 sq ft four bedroom split level apartment in between Dulwich Village and Herne Hill.

The flat offers particularly spacious and well-presented accommodation arranged over two floors with character features throughout.

On the first floor each room is of fantastic proportions with a bright reception room, separate kitchen, double bedroom and modern bathroom.

On the second floor there are three further bedrooms (two doubles and one single) and shower room.

Externally to the rear there is lovely low maintenance garden.

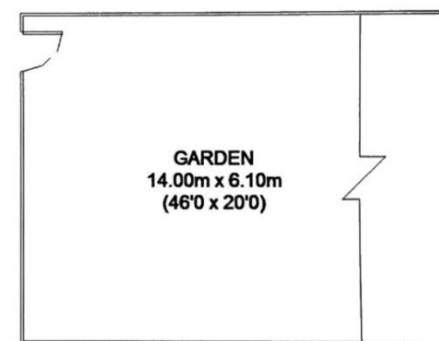
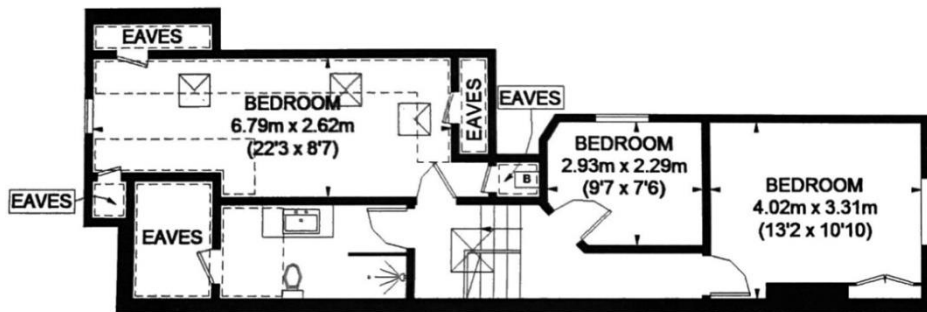
Finished in soft neutral tones, the apartment is ready for you to make your home.

The property is a short walk from Rosendale School as well as many other excellent nursery and mainstream schools. Herne Hill & rail station is close by with excellent links to the City and Victoria.

EPC: D | Council Tax Band: D | Lease remaining: TBC | GR: TBC | SC: TBC | BI: TBC



Floorplan

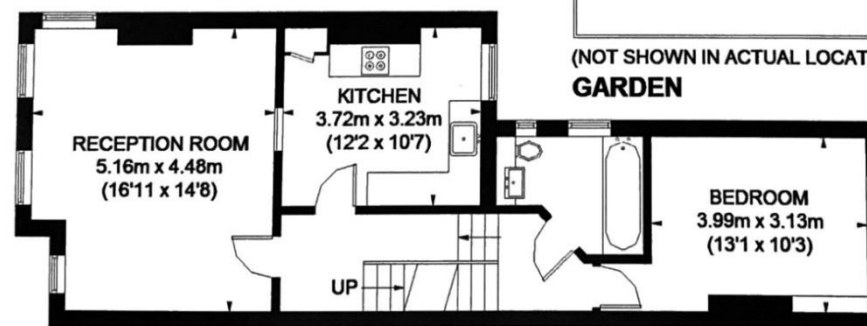


(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)
GARDEN

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
GROUND FLOOR = 39 SQ. FT. (3.6 SQ. M.)
FIRST FLOOR = 695 SQ. FT. (64.6 SQ. M.)
SECOND FLOOR = 485 SQ. FT. (45.1 SQ. M.)
REDUCED HEADROOM
164 SQ. FT. (15.2 SQ. M.)
TOTAL = 1383 SQ. FT. (128.5 SQ. M.)



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	73 C
39-54	E		
21-38	F		
1-20	G		

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