



Park Hall Road, SE21
Guide Price: £1,900,000

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In general

- This stunning semi-detached house is one of a small number of early Victorian (c1845) homes built in the Regency style
- Four double bedrooms
- Two bathrooms
- Large double reception room, further reception room
- Kitchen/breakfast room
- Utility room
- Storage room (potential for home office)
- Off street parking
- Beautiful, mature rear garden measuring 142'
- Sought after location

In detail

Located in West Dulwich, this stunning semi-detached house is one of a small number of early Victorian (c1845) homes built in the Regency style.

Considered one of the most attractive groups of houses in Dulwich this unique property has spacious and flexible accommodation arranged over four floors comprising four double bedrooms, two bathrooms, large double reception room, further reception room, kitchen/breakfast room, utility room and large storage room (potential for a home office). Externally to the front there is a drive providing off street parking and to the rear a beautiful, mature garden measuring 142'. The property retains many of its original features such as shutters and cornices and may also offer potential for further extension subject to planning consents.

Park Hall Road is well located within easy reach of West Dulwich and Dulwich Village with their parks, outstanding schools, shops, cafes and restaurants. Excellent rail links to central London are from nearby West Dulwich (Victoria/Blackfriars) and Tulse Hill (London Bridge/Blackfriars).

Early viewing of this fine family house is advised.

EPC: E | Council Tax Band F



Floorplan

Park Hall Road, SE21

Approximate Gross Internal Area

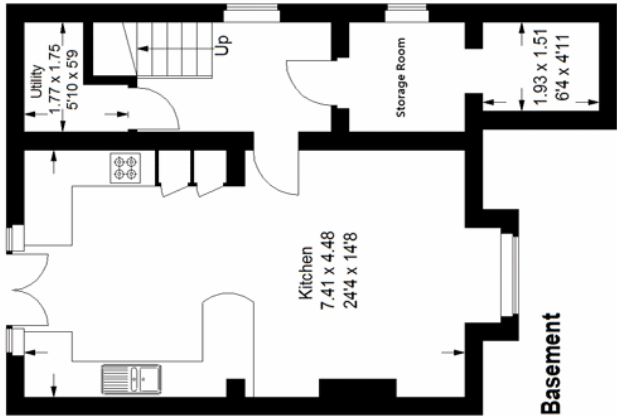
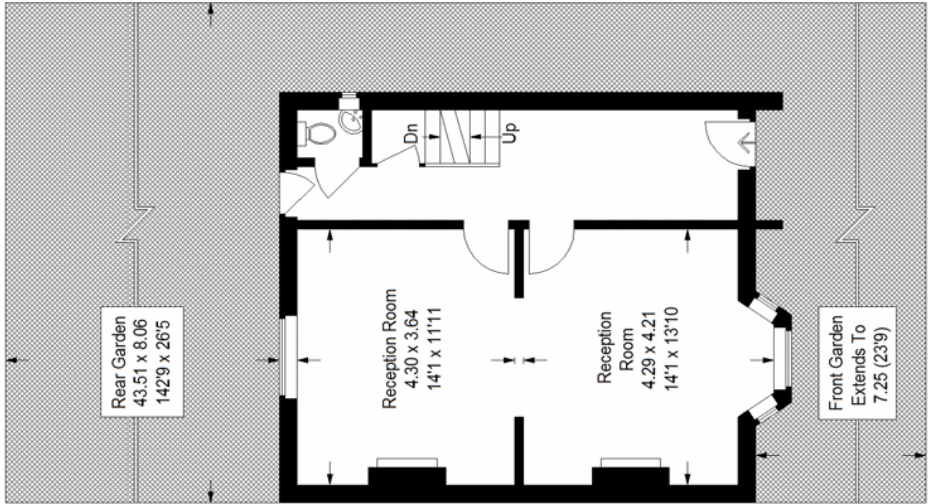
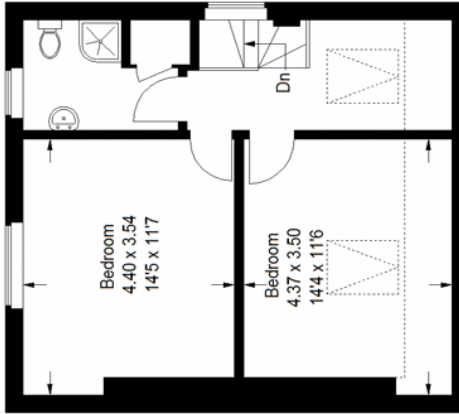
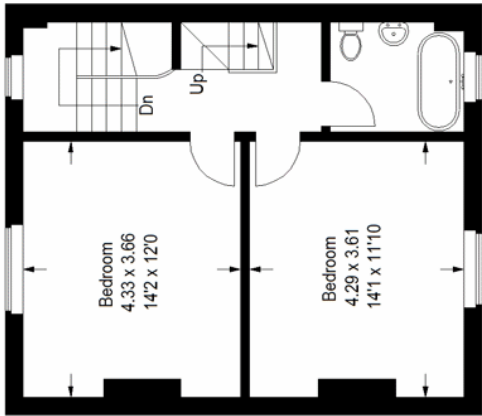
Basement = 51.2 sq m / 551 sq ft

Ground Floor = 47.9 sq m / 516 sq ft

First Floor = 46.6 sq m / 502 sq ft

Second Floor = 45.4 sq m / 488 sq ft

Total = 191.1 sq m / 2057 sq ft



Reduced headroom below 1.5 m / 5'0"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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