



College Road, SE21  
£625,000

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# In general

- A spacious and attractive split-level maisonette for sale
- Three bedrooms
- Front reception room with door to exterior balcony
- Fitted kitchen open-plan to breakfast/dining room
- Modern bathroom
- Single garage situated en-bloc
- Lovely communal gardens to the rear of the development
- Much sought after location just a short distance from Dulwich Village
- Very well presented
- No onward chain

# In detail

A spacious and attractive split-level maisonette for sale situated in this very popular residential cul-de-sac running off College Road in Dulwich.

With a gross internal area of 868 sq ft the property offers particularly spacious and well-presented accommodation arranged over two floors comprising three bedrooms, large front reception room with access to a front balcony, fitted kitchen open plan to a breakfast/dining room and modern bathroom.

Externally there are very attractive communal gardens to the rear of the development. There is also a single garage situated en-bloc.

Dulwich Village is close-by with its excellent schools, popular parks, numerous cafes and restaurants. Crystal Palace is also easily accessible with a variety of shopping, and leisure facilities.

Rail links to central London are from nearby Sydenham Hill (entrance approximately 300 yards, London Victoria and London Blackfriars) and North Dulwich (London Bridge).

An internal viewing of this lovely apartment is advised. Offered with no onward chain.

EPC: D | Council Tax Band: E | Lease expires: 2196 | SC: £110.69 quarterly



# Floorplan

## Stonehills Court, SE21

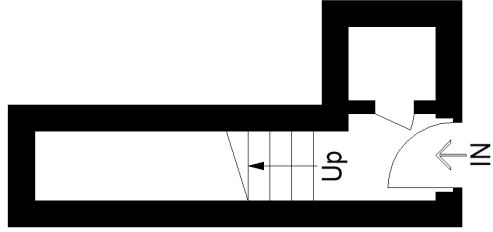
Approximate Gross Internal Area

Ground Floor = 5.1 sq m / 55 sq ft

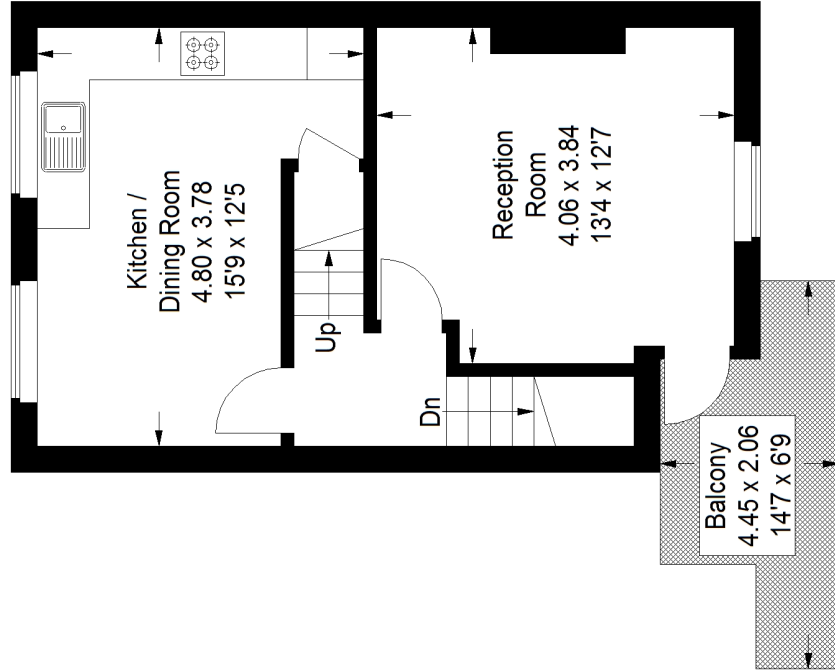
First Floor = 37.1 sq m / 399 sq ft

Second Floor = 38.4 sq m / 413 sq ft

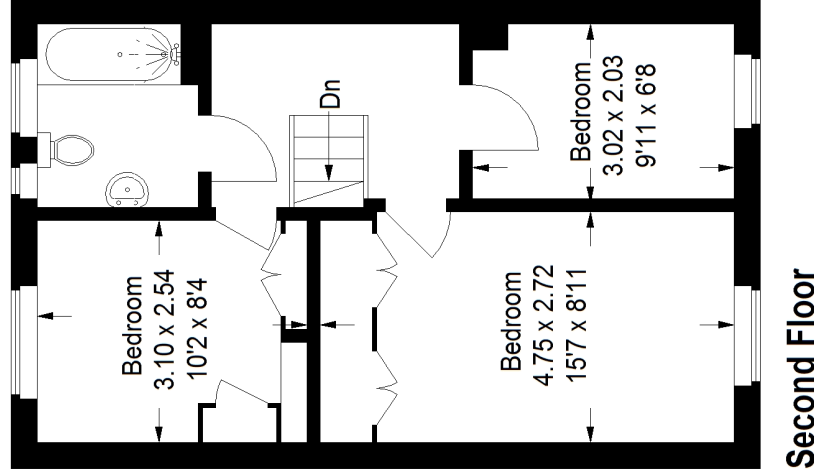
Total = 80.6 sq m / 868 sq ft



Ground Floor



First Floor



Second Floor

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

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