



Clive Road, SE21
OIEO £650,000

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In general

- A stunning 1st floor Edwardian apartment for sale situated on this popular residential road in Dulwich.
- Extended, upgraded and modernised to an extremely high standard
- Particularly spacious - 1132 sq ft
- 3 double bedrooms
- 2 bathrooms
- 26' open-plan kitchen/lounge/dining room
- Attractive 52' rear garden
- Beautifully presented throughout
- Highly sought after location
- Share of freehold

In detail

A stunning 1st floor Edwardian apartment for sale situated on this popular residential road in Dulwich.

The property has been extended, upgraded and modernised to an extremely high standard creating a beautifully presented interior. With a gross internal area of 1132 sq ft this lovely apartment offers particularly spacious and flexible accommodation over 2 floors comprising 3 double bedrooms, 2 bathrooms and lovely 26' open-plan kitchen/lounge/dining room. From the kitchen there is an exterior staircase giving access to an attractive private rear garden measuring 52'.

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

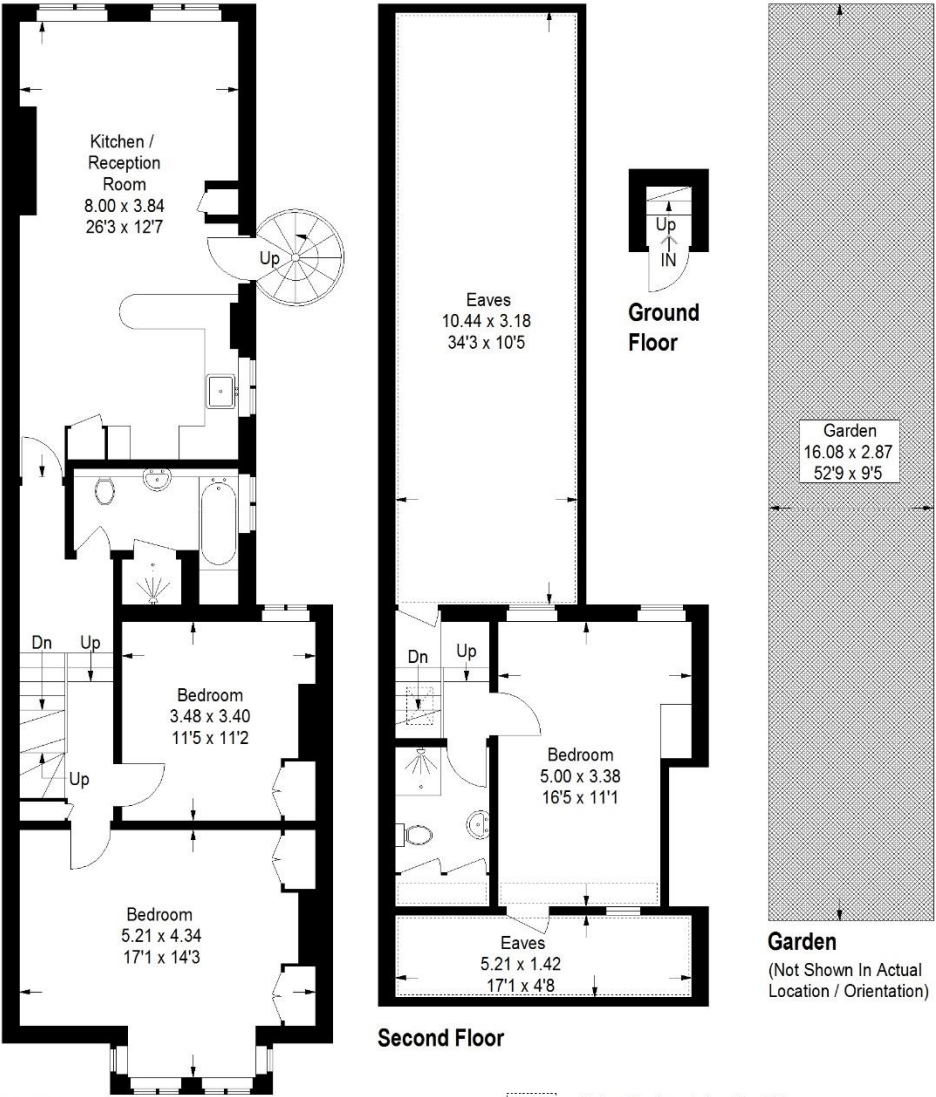
An internal viewing of this outstanding apartment is advised. Offered with a share of the freehold.

EPC - D



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Approximate Gross Internal Area
Ground Floor = 0.8 sq m / 9 sq ft
First Floor = 79.7 sq m / 858 sq ft
Second Floor (Excluding Eaves)= 24.7 sq m / 265 sq ft
Total = 105.2 sq m / 1132 sq ft



First Floor

Second 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 | | 80 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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