



Alleyn Crescent, SE21
£999,950

020 8702 8111
pedderproperty.com





In general

- A stunning modern townhouse for sale located on this much sought after residential cul-de-sac running off Alleyn Road
- Remodelled, upgraded and modernised to an extremely high standard
- Four bedrooms, two bathrooms (one en-suite)
- Open-plan kitchen/breakfast /family room
- Large reception room, cloakroom
- Lovley south facing landscaped garden measuring 35'
- Drive providing off street parking
- Beautifully presented throughout
- Highly sought after location
- No onward chain

In detail

A stunning modern townhouse for sale located on this much sought after residential cul-de-sac running off Alleyn Road in Dulwich.

The property has been remodelled, upgraded and modernised to an extremely high standard creating a beautifully presented interior. The ground floor has an entrance hall leading to a lovely spacious open-plan kitchen/ breakfast/family room.

To the rear there are full width bi-fold doors giving access to a lovely landscaped south facing garden measuring 35'. There is also a downstairs cloakroom. The first floor has a large reception room and a bedroom with en-suite shower room. The second floor has three further bedrooms and a second bathroom. Externally to the front there is a drive providing off street parking.

Alleyn Crescent is well located just a few hundred yards from the local shops, cafes and restaurants in West Dulwich. Dulwich Village is also close by with its numerous cafes and restaurants, Picture Gallery, popular park and excellent schools. Rail links to central London are from nearby West Dulwich (Victoria/Blackfriars) and Gipsy Hill (London Bridge/Victoria).

An internal viewing of this excellent property is advised. Offered with no onward chain.

EPC: D | Council Tax Band F



Floorplan

Alleyn Crescent SE21

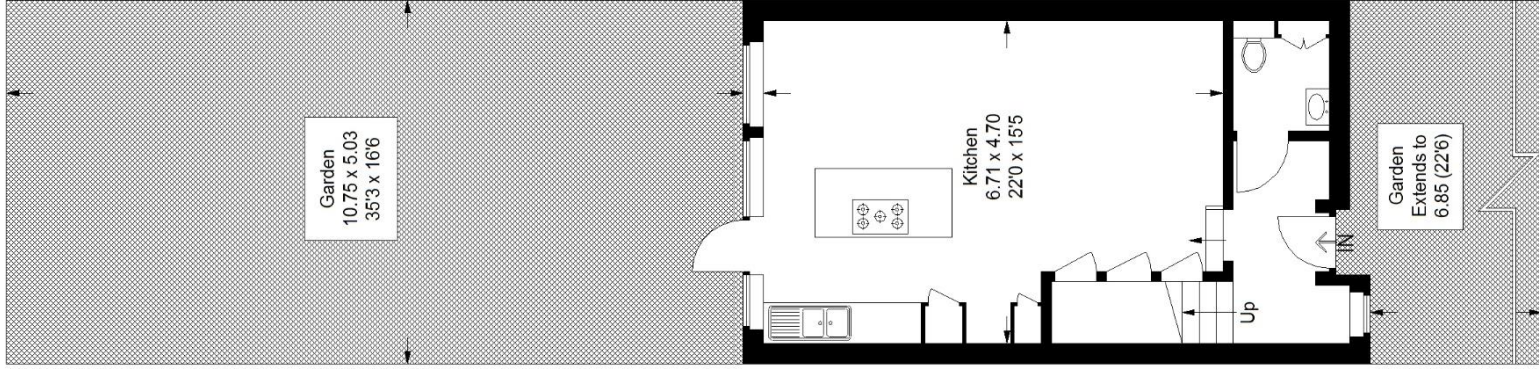
Approximate Gross Internal Area

Ground Floor = 39.1 sq m / 421 sq ft

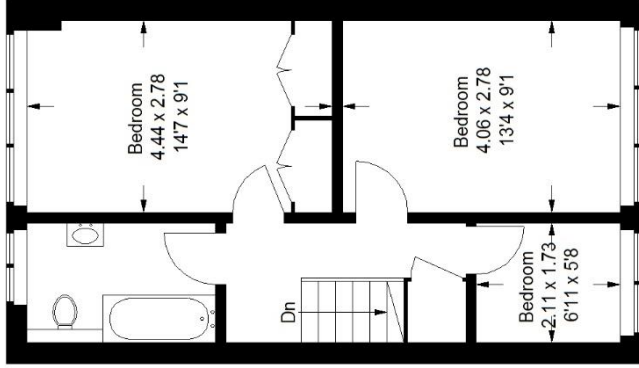
First Floor = 39.7 sq m / 427 sq ft

Second Floor = 40.7 sq m / 438 sq ft

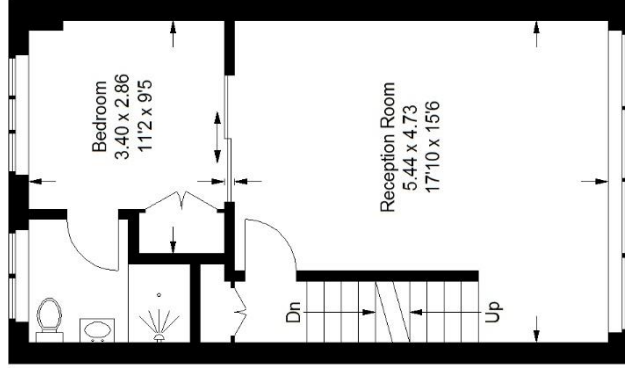
Total = 119.5 sq m / 1286 sq ft



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.