



Dulwich Road SE24  
Sole Agents £700,000

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# In general

- Three bedroom split level flat
- Private roof terrace
- Share of Freehold
- Two bathrooms
- Central location
- Close to transport links

# In detail

Spacious split-level conversion with a private roof terrace situated opposite Brockwell Park on Dulwich Road, a highly sought after residential road in Central Herne Hill. As the top flat, it has a private and leafy aspect on both sides and is not over-looked.

The reception room has a feature cast iron fire surround fireplace and two large sash windows that look out to the leafy aspect to the front. There is a modern kitchen with room for a table and chairs, as well as integrated appliances including a dishwasher, washing machine, under counter fridge and separate freezer, oven, hob and extractor hood.

The main bathroom has a tiled floor, underfloor heating, heated towel rail and a traditional WC, and bath with an integrated shower.

The principal bedroom has built-in wardrobes spanning one wall, eaves storage and an en-suite bathroom. There are a further two bedrooms, one double bedroom with built in shelving and a feature fireplace and a third bedroom to the rear of the property.

There is a good-sized roof terrace with full planning permission, which has reaching views across neighbouring roof tops and gardens.

The property further benefits from being a 'Share of Freehold'.

Dulwich Road is well placed for Brockwell Park with its cafe & lido, and central Herne Hill offers a popular range of restaurant and shopping amenities and Herne Hill station offers rapid direct links to Victoria, Thameslink and Blackfriars. Brixton is 1 mile away, with a huge range of shops, bars and restaurants and access to the Victoria line tube.

EPC: D | Council Tax Band: C | Lease remaining: TBC | GR: £35 pcm | SC: TBC | BI: TBC





# Floorplan

## Dulwich Road, SE24

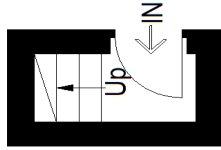
Approximate Gross Internal Area

First Floor = 1.7 sq m / 18 sq ft

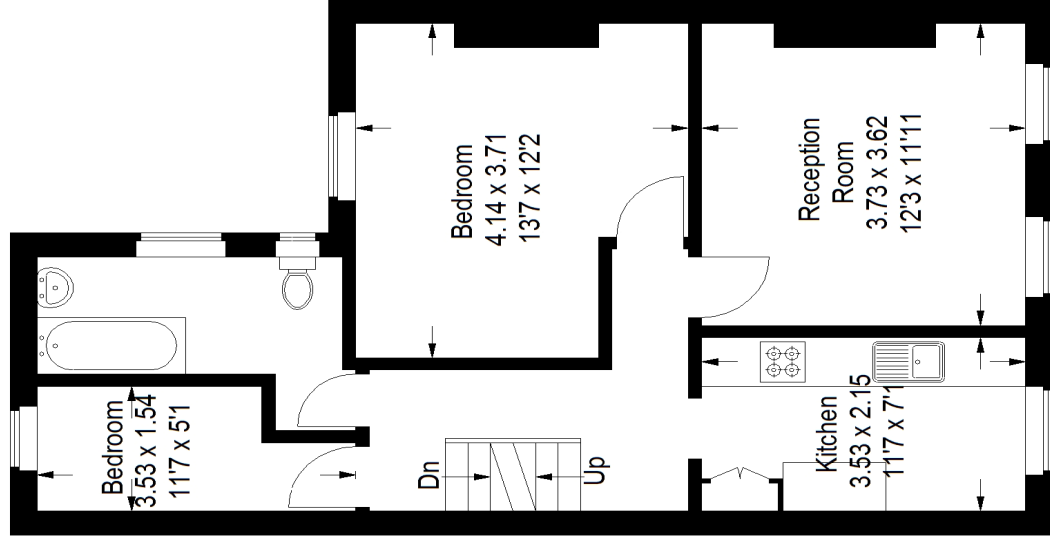
Second Floor = 56.3 sq m / 606 sq ft

Third Floor = 25.6 sq m / 276 sq ft

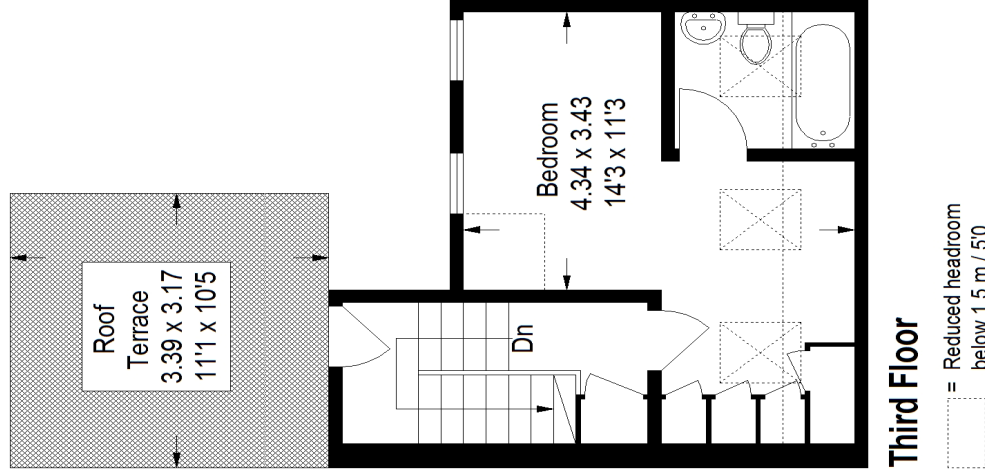
Total = 83.6 sq m / 900 sq ft



### First Floor



### Second Floor



### Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID895653)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	76   C
39-54	E		
21-38	F		
1-20	G		

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