



Dulwich Road SE24  
£750,000

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# In general

- Private garden
- Large reception room
- Two double bedrooms
- Modern kitchen
- Luxurious bathroom
- Close to transport links
- Backing Brockwell Park
- Share Of Freehold

# In detail

Immediate viewings are highly recommended of this bright and impressive two bedroom raised ground floor flat with a private 87ft South facing garden.

The property forms part of a grand Victorian four storey building, and the flat benefits from having large windows throughout, high ceilings, engineered wood flooring, new radiators and a Share of the Freehold.

The accommodation comprises a vast reception room with inbuilt bookshelves, large sash windows and french doors leading to the rear garden. There is ample space for a large dining table and chairs, and the separate kitchen has a stylish range of wall & base units, butcher block worktops, integrated five ring gas hob & oven.

Wrought iron stairs lead you down to the private South facing rear garden which is adorned with an extensive range of mature shrubs, flowers and trees including a Wisteria, Willow tree & Crab Apple tree.

The main bedroom has new wooden sash double glazed windows in the bay, and the bathroom comprises both a 'ball & claw' double-ended bath and a separate walk-in shower with rain head.

The secluded garden backs directly onto Brockwell Park and is ideal for both entertaining and relaxation, with plenty of space for al fresco dining and garden parties.

To the rear of the garden is a recently installed, fully insulated Home Office with power and ethernet.  
EPC: D | Council Tax Band: D | Lease remaining: 167 years 3 months | GR: | SC: £97.88 pcm | BI: £36pcm



# Floorplan

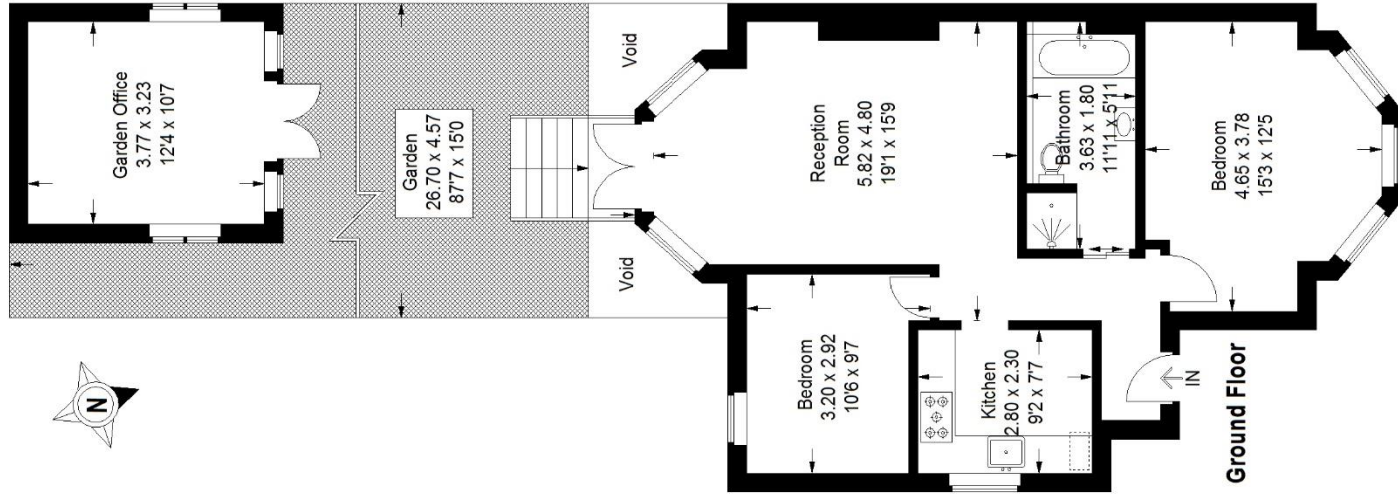
Dulwich Road, SE24

Approximate Gross Internal Area  
(Excluding Garden Office / Void)

66.2 sq m / 712 sq ft

(Including Garden Office)

85.9 sq m / 924 sq ft



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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		78   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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