



Thurlow Hill, SE21
£1,100,000

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In general

- A stunning Victorian family house for sale located on this much sought after residential road in Dulwich.
- Upgraded and modernised to a high standard
- 4 double bedrooms, 2 bathrooms
- Large double reception room
- Spacious kitchen/breakfast room
- Lovely 37' private rear garden
- Beautifully presented throughout
- Potential to extend both into the loft space and the side return area of the ground floor (STPP)
- Highly sought after and central location

In detail

A stunning Victorian family house for sale located on this much sought after residential road in Dulwich.

The property has been upgraded and modernised to an extremely high standard creating a beautifully presented interior. With a gross internal area of 1477 sq ft (excluding the loft space – approx 300 sq ft) the property offers spacious accommodation arranged over 3 floors comprising 4 double bedrooms, 2 bathrooms, large double reception room, spacious fitted kitchen/breakfast room and large loft. Externally to the rear there is a lovely, secluded 37' garden. The property also offers excellent potential for further extension both into the loft space and the side return area on the ground floor (STPP).

Thurlow Hill is a much sought after residential road well located within easy reach of West Dulwich, Dulwich Village and Herne Hill with their parks, outstanding schools, numerous shops, cafes and restaurants. Excellent rail links to central London are from nearby West Dulwich (Victoria, Blackfriars), North Dulwich (London Bridge) and Tulse Hill (London Bridge/Blackfriars via Thameslink).

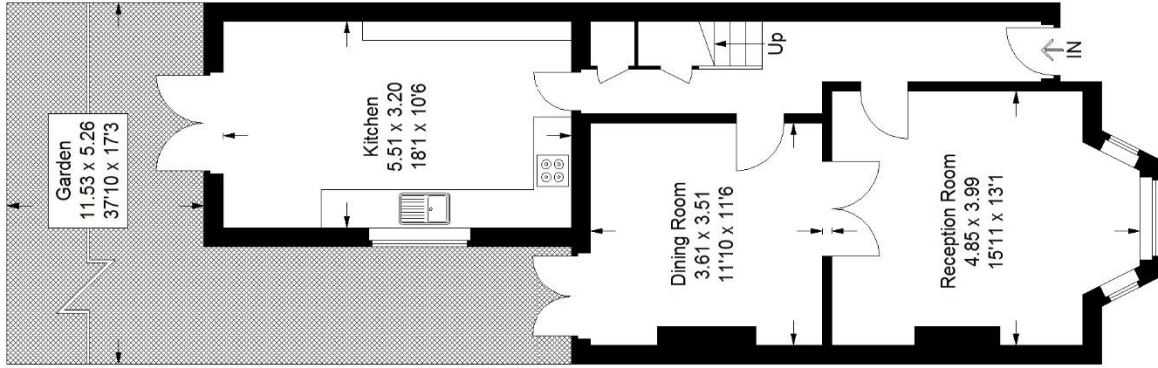
An internal viewing of this lovely family house is advised.



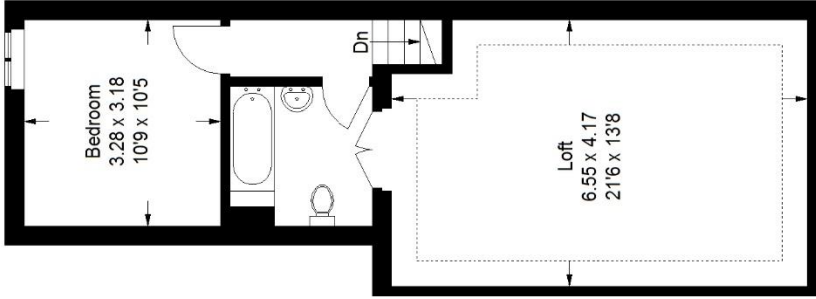
Floorplan

Thurlow Hill SE21

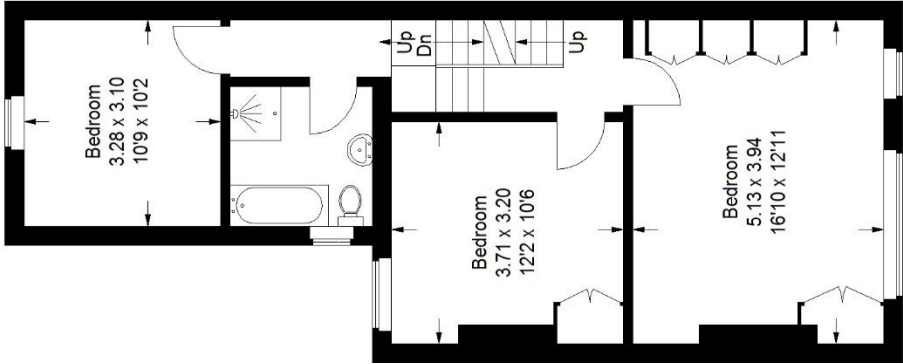
Approximate Gross Internal Area
Ground Floor = 60.2 sq m / 648 sq ft
First Floor = 58.4 sq m / 629 sq ft
Second Floor (Excluding Loft)
18.6 sq m / 200 sq ft
Total = 137.2 sq m / 1477 sq ft



Ground Floor



Second Floor



First Floor

 = Reduced headroom
below 1.5 m / 5'0

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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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. (ID830227)