



Stonehills Court, SE21
£650,000

020 8702 8111
pedderproperty.com

pedder



In general

- An attractive ground floor garden maisonette
- Spacious accommodation - 926 sq ft
- Two double bedrooms
- Two reception rooms
- Fitted kitchen, bathroom
- Delightful south facing private garden measuring 49' x 40'
- Attractive communal gardens to the rear of the development
- Single garage situated en-bloc
- Offered with no onward chain

In detail

An attractive ground floor maisonette with private garden situated in this most desirable residential development set back from College Road, just a short distance from Dulwich Village.

With a gross internal area of 926 sq ft this lovely apartment offers particularly spacious accommodation comprising of two double bedrooms, two reception rooms, fitted kitchen and modern bathroom. Externally to the rear there is a delightful south facing private garden measuring 49'x 40 which backs onto playing fields. There is also a single garage situated en-bloc and further attractive communal gardens to the rear of the development.

Dulwich Village is close by with its excellent schools, popular parks, numerous cafes and restaurants. The nearest railway station is Sydenham Hill (entrance approximately 300 yards) with services into London Victoria and London Blackfriars.

An internal viewing of this fine apartment is advised. Offered with no onward chain.

EPC: C | Council Tax Band: E | Lease: TBC | SC: TBC | GR: TBC | BI: TBC



Floorplan

Stonehills Court, SE21

Approximate Gross Internal Area
86.0 sq m / 926 sq ft



Ground Floor

 = Reduced headroom below 1.5 m / 5'0"

Copyright www.pedderproperty.com © 2023
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	69 c	77 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.