



South Croxted Road, SE21
£480,000

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In general

- An attractive ground floor Victorian garden flat
- Spacious and well presented accommodation
- 2 double bedrooms
- Front reception room
- Fitted kitchen
- Modern bathroom
- Lovely private 32' rear garden
- Central location
- No onward chain

In detail

A ground floor Victorian garden flat for sale set within this attractive period property well located just a short distance from Dulwich Village.

The property offers spacious and well-presented accommodation comprising 2 double bedrooms, front reception room, fitted kitchen and modern bathroom. Externally to the rear there is a lovely private garden measuring 32'.

The property is well located for access to West Dulwich and Dulwich Village with their outstanding schools, parks, shops and restaurants. Excellent rail links to central London are from nearby West Dulwich (Victoria/Blackfriars) and Gipsy Hill (London Bridge and Victoria).

The property is offered with no onward chain and early viewing is advised.

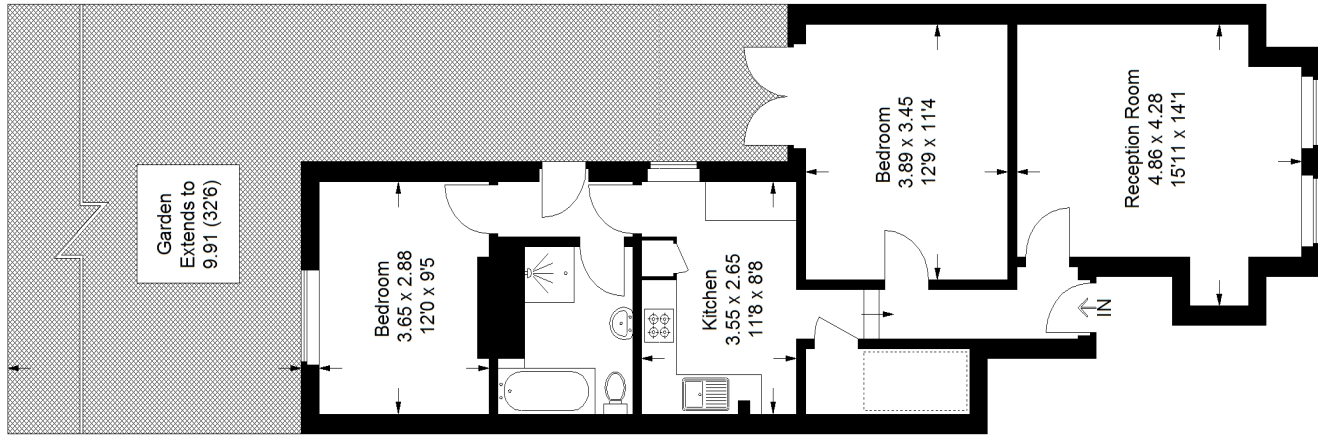


Floorplan

South Croxted Road, SE21

Approximate Gross Internal Area
69.3 sq m / 746 sq ft

 = Reduced headroom below 1.5 m / 5'0"



Ground Floor

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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 | | |
| 55-68 | D | | 67 D |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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