



Birkbeck Place, SE21
£975,000

020 8702 8111
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In general

- An attractive Victorian house for sale
- Upgraded and modernised to a high standard
- Four double bedrooms
- Two bathrooms
- Double reception room
- Fitted kitchen, utility room
- Roof terrace, lovely 50' south facing garden
- Very well presented throughout
- Popular and central location

In detail

An attractive Victorian house for sale located on this popular residential road in Dulwich.

The property has been upgraded and modernised to a high standard and offers spacious and flexible accommodation over three floors comprising four double bedrooms (fourth bedroom currently used as reception/study), two bathrooms, large double reception room, fitted kitchen and utility room.

There is also a roof terrace accessed from the kitchen where there is ample space for a table and chairs.

To the rear here is a lovely, mature south facing garden measuring 50'. The lower ground floor has a separate entrance and can also be used by an owner as a self-contained flat or for rental purposes.

Birkbeck Place is very well located for access to both Dulwich Village and Herne Hill which offer a variety of shops, cafes, restaurants, popular parks and excellent schools. Rail links to central London are from nearby Tulse Hill (London Bridge/ Thameslink) and West Dulwich stations (London Victoria/London Blackfriars).

An internal viewing of this fine property advised.

EPC: D | Council Tax Band: E

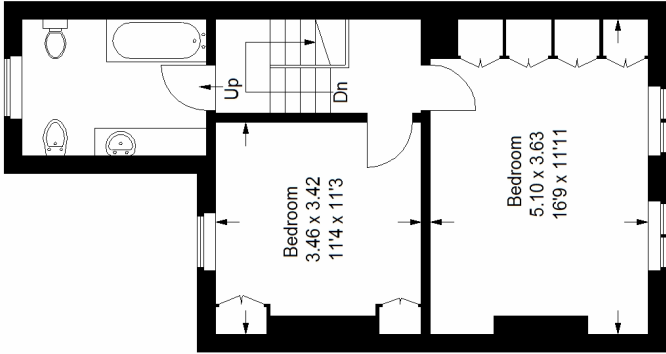


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

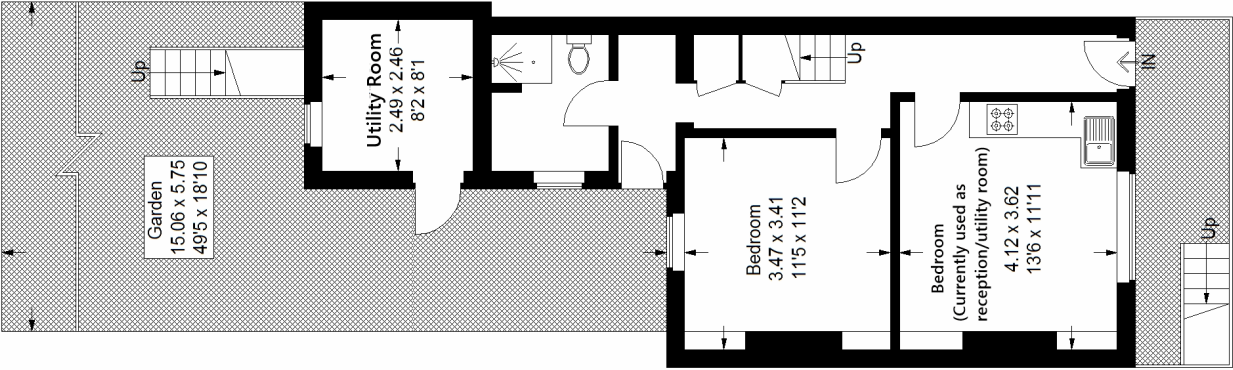
Floorplan

Birkbeck Place, SE21

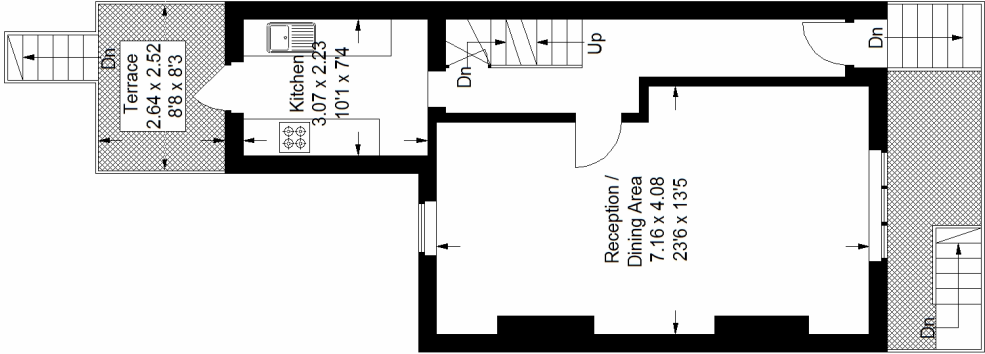
Approximate Gross Internal Area
Lower Ground Floor = 51.8 sq m / 558 sq ft
Upper Ground Floor = 44.1 sq m / 474 sq ft
First Floor = 44.4 sq m / 478 sq ft
Total = 140.3 sq m / 1510 sq ft



First Floor



Lower Ground Floor



Upper Ground Floor

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