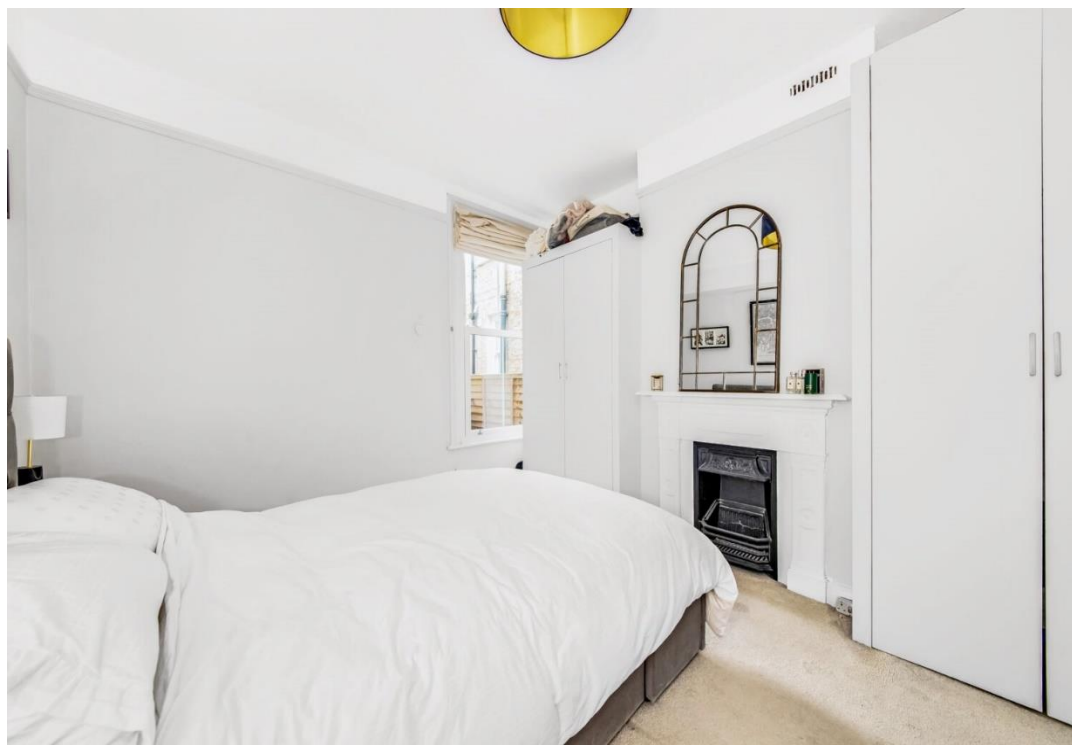




Clive Road, SE21
£625,000

020 8702 8111
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In general

- A very attractive ground floor Edwardian garden flat for sale
- Upgraded and modernised to an extremely high standard
- 2 double bedrooms
- Further office/nursery
- Front reception room
- Fitted kitchen/breakfast room
- Modern bathroom
- Lovely 36' rear garden
- Beautifully presented throughout
- Highly sought after location

In detail

A very attractive ground floor Edwardian garden flat for sale situated on this popular residential road in Dulwich.

The property has been upgraded and modernised to a very high standard creating a beautifully presented interior. With a gross internal area of 805 sq ft this lovely apartment offers spacious accommodation comprising two double bedrooms, further office/nursery, front reception room, fitted kitchen/breakfast room and modern bathroom. Externally to the rear there is a delightful garden measuring 36'.

Clive Road is well located within easy reach of West Dulwich and Dulwich Village with their parks, outstanding schools, numerous shops, cafes and restaurants. Excellent rail links to central London are from nearby West Dulwich (Victoria, Blackfriars) and Tulse Hill (London Bridge, Blackfriars).

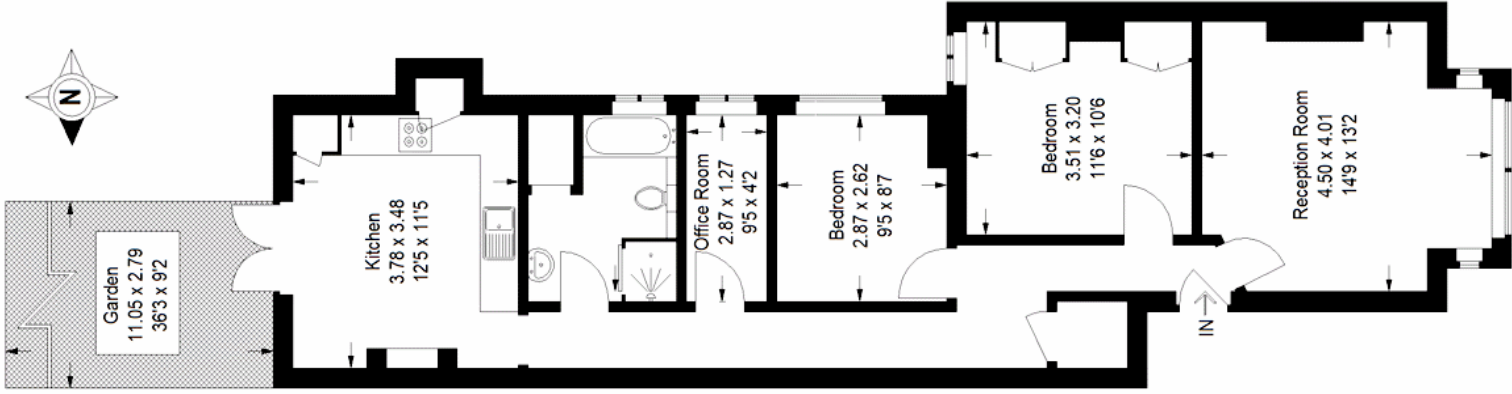
An internal viewing of this outstanding garden flat is advised.

EPC: C | Council tax Band: C | Lease: 99 years from 25.12.2010 | Ground Rent: £300 /annum

Floorplan

Clive Road, SE21

Approximate Gross Internal Area
74.8 sq m / 805 sq ft



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	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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