



Dulwich Road SE24  
Guide £550,000-575,000

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# In general

- Two bedroom first floor conversion
- Spacious reception/kitchen
- Close to transport links
- Backing onto Brockwell Park
- Share of Freehold
- No onward chain

# In detail

Bright and spacious two bedroom first floor flat on Dulwich Road, a sought after residential road in central Herne Hill.

The property benefits from having large sash windows affording great light throughout and owns a third Share of the Freehold.

The large reception room has an attractive feature fireplace, built in bay window seating providing storage and there is ample space for a dining table & chairs, open plan kitchen with built in oven & hob and window to front, the main bedroom has built in wardrobes to both alcoves and the second bedroom has built in alcove shelving and window overlooking the rear, and the bathroom has a well appointed suite.

The building backs directly onto the vast expanse of Brockwell Park, and the popular restaurant & shopping amenities are close by together with the railway station (Victoria, Thameslink, Blackfriars).

Offered with no onward chain.

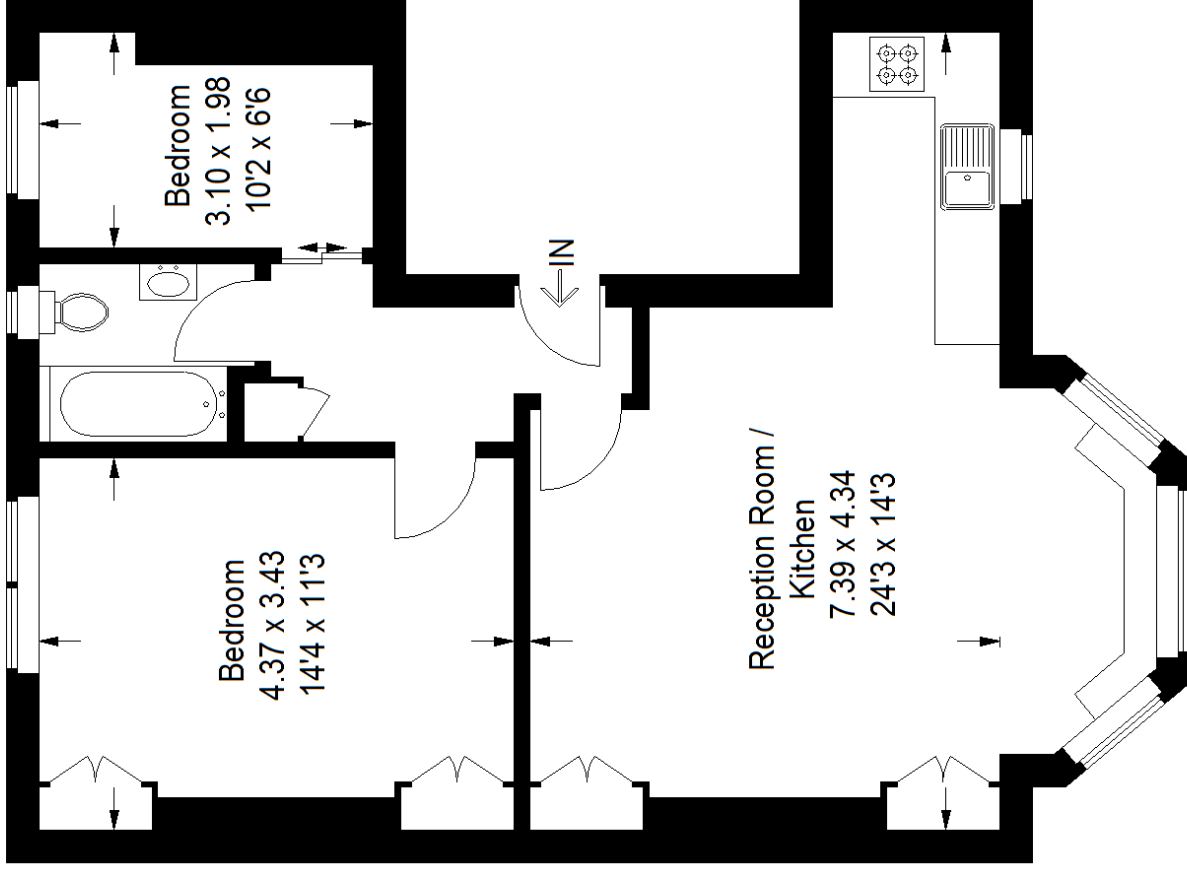
EPC: D | Council Tax Band: C | Lease Remaining: 993 years | GR: N/A | SC: £853.00 | BI: £600.23



# Floorplan

Dulwich Road, SE24

Approximate Gross Internal Area  
59.4 sq m / 639 sq ft



**First 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		79   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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