



Park Hall Road, SE21  
Guide Price - £1,350,000

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# In general

- A substantial semi-detached Victorian house for sale located on this highly sought after residential road in Dulwich.
- Spacious and flexible accommodation over four floors – 2,392 sq ft
- Five/six bedrooms
- Three bathrooms
- Four reception rooms
- Kitchen, utility room
- Lovely south facing garden measuring 42'
- Off street parking
- Will require refurbishment throughout
- Offered with no onward chain

# In detail

A substantial semi-detached Victorian house for sale located on this highly sought after residential road in Dulwich.

The property will require complete refurbishment throughout but offers an incoming buyer the opportunity to create their ideal family home. The accommodation is arranged over four floors and with a gross internal area of 2,392 sq ft offers particularly spacious and flexible accommodation which could provide five/six bedrooms, three bathrooms, four reception rooms, kitchen and utility room. Externally to the front there is a large drive providing off street parking and to the rear a lovely south facing garden measuring 42'.

Park Hall Road is well located within easy reach of West Dulwich and Dulwich Village with their renowned independent schools including Dulwich College, Alleyn's and James Allens Girls School, popular parks, numerous shops, cafes and restaurants. Excellent rail links to central London are from nearby West Dulwich (London Victoria/London Blackfriars) and Tulse Hill (London Bridge/Thameslink line to London Blackfriars and St Pancras).

The property is offered with no onward chain.

EPC: TBC | Council Tax Band: F



# Floorplan

**Park Hall Road, SE21**

**Approximate Gross Internal Area  
222.2 sq m / 2392 sq ft**



 = Reduced headroom below 1.5 m / 50



**Lower Ground Floor**

**Ground Floor**

**First Floor**

**Second 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.

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