



Great Brownings, SE21
£3,000 pcm

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In general

- Unfurnished
- Available early September
- Detached house
- Peaceful and secluded location
- Decked garden
- Close walk to Sydenham Hill Station

In detail

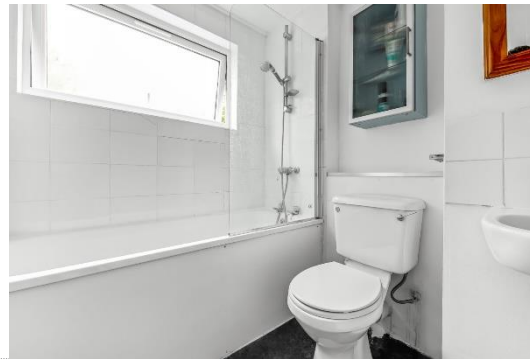
A wonderful four-bedroom detached house in Great Brownings, a beautifully landscaped estate designed in 1966 by Malcolm Pringle of Austin Vernon and Partners. The property is surrounded by Dulwich and Sydenham Woods, which are a wildlife nature reserve.

This light and spacious property occupies an excellent elevated position within the development, where the sun bathes the rooms in natural light and the location provides lovely views of the surrounding woodland. The accommodation comprises of a bright and spacious double height galleried entrance hall, fitted kitchen/dining room, ground floor WC, cloakroom and a spacious L-shaped reception room with direct access to the private garden. To the first floor there is master bedroom with en-suite bathroom, three further bedrooms and a second bathroom. To the rear there is a further private garden with views over the woodland. There is also a single garage situated en-bloc.

Dulwich Village is easily accessible with numerous boutiques, cafes and restaurants. The popular Dulwich Park, Belair Park and Dulwich Picture Gallery are close by. The property is also well placed for OFSTED 'outstanding' primary and secondary state schools as well the renowned independent schools. Great Brownings is a short walk on a footpath to Sydenham Hill station, which runs services to London Victoria, and two stops from Herne Hill with links to London Blackfriars.

Early viewing of this outstanding property is advised.

EPC: E | Council Tax Band: G | Offered unfurnished | Available now | Holding deposit: £692.30 | Security Deposit: £3,461.53



Floorplan

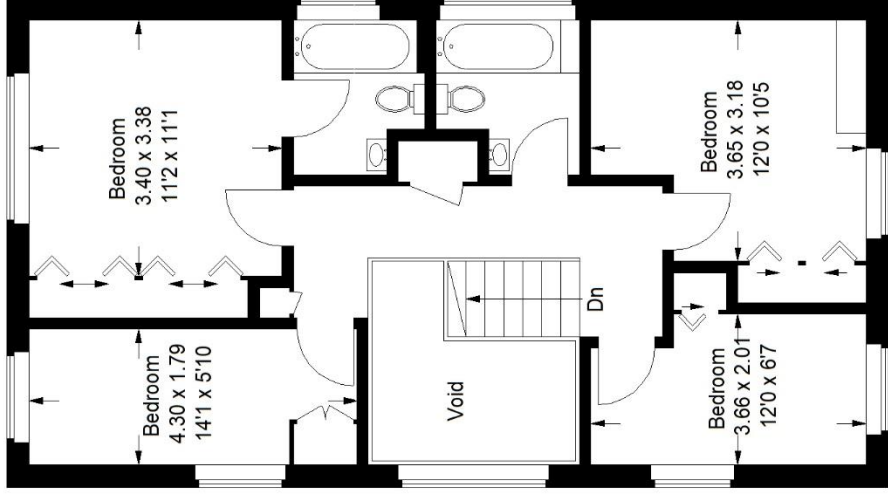
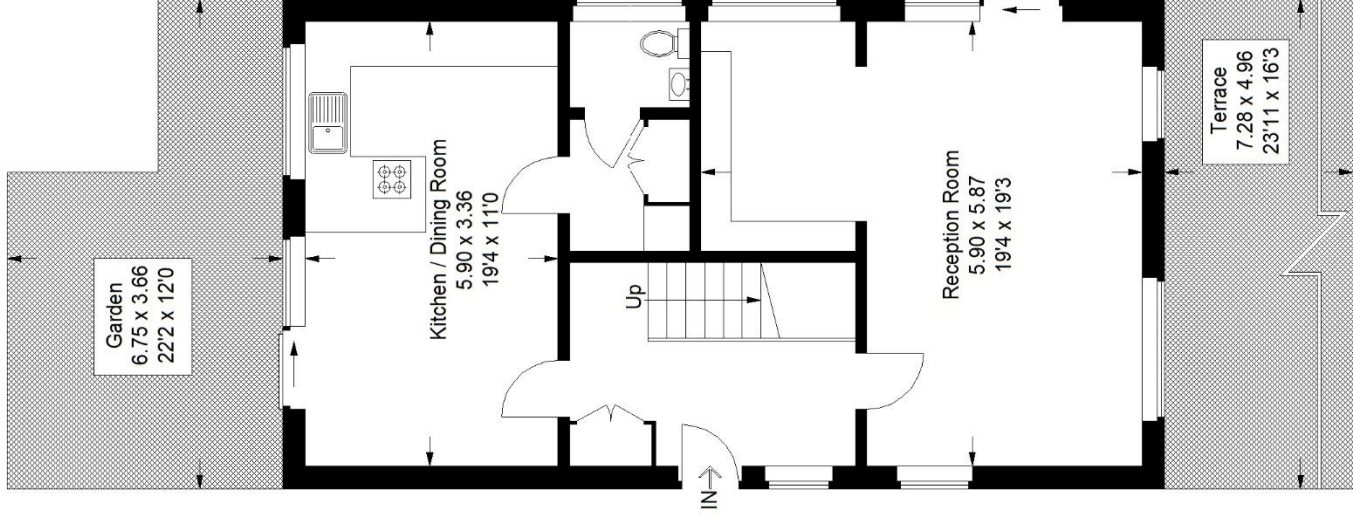
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Approximate Gross Internal Area

Ground Floor = 66.1 sq m / 711 sq ft

First Floor = 59.6 sq m / 641 sq ft
(Excluding Void)

Total = 125.7 sq m / 1352 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		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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