



Turney Road, SE21
Guide £800,000

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In general

- A stunning and extended split-level Edwardian maisonette for sale
- Upgraded and modernised to an extremely high standard
- Particularly spacious - 1260 sq ft
- Three bedrooms, two bathrooms
- Front reception room
- Integrated kitchen open-plan to dining area
- Lovely private south facing landscaped rear garden
- Beautifully presented throughout
- Sought after and central location

In detail

A stunning and extended split-level Edwardian maisonette for sale conveniently located in close proximity to Dulwich Village and Herne Hill.

The property has been upgraded and modernised by the current owner to an extremely high standard creating a beautifully presented interior. With a gross internal area of 1260 sq ft the property offers exceptionally spacious accommodation comprising three bedrooms, two bathrooms, front reception room, modern integrated kitchen open-plan to a dining area. From the kitchen an internal staircase gives access to a lovely private, south facing landscaped garden.

Dulwich Village is just a short walk away with its popular schools, parks, restaurants and cafes. The outstanding Ofsted-rated Rosendale Infants school is just opposite on Turney Road. Rail links to central London are from nearby Tulse Hill (connections to London Bridge and the Thameslink line to London Blackfriars and St Pancras) and Herne Hill (connections to London Victoria, Thameslink, London Blackfriars).

An internal viewing of this super property is advised. Offered with a share of the freehold.

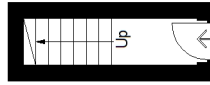
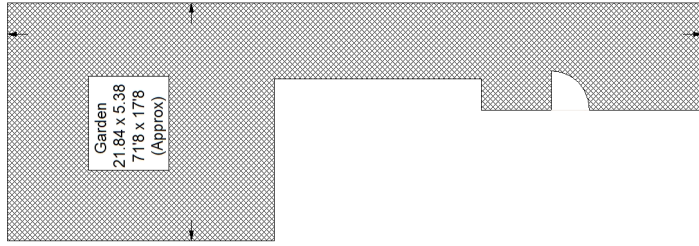
EPC: D | Council Tax Band: D | Lease Remaining: TBC | SC: TBC | GR TBC | BI: TBC



Floorplan

Turney Road, SE21

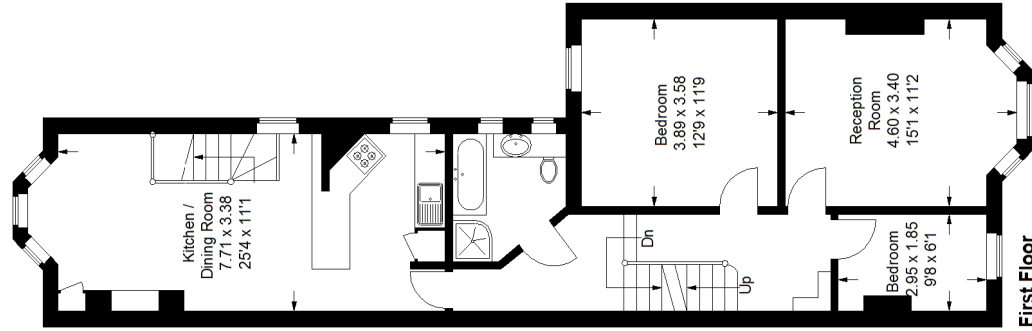
Approximate Gross Internal Area
 Ground Floor = 3.3 sq m / 35 sq ft
 First Floor = 82.5 sq m / 888 sq ft
 Second Floor (Excluding Eaves)
 31.3 sq m / 337 sq ft
 Total = 117.1 sq m / 1260 sq ft



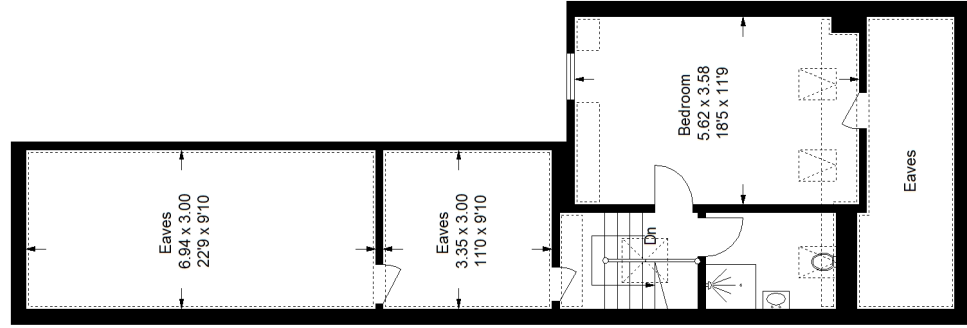
Ground Floor

Ground Floor

⋯ = Reduced headroom below 1.5 m / 50



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		

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