



Birkbeck Hill, SE21
Guide £325,000

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In general

- A first floor period conversion flat
- Well located for access to both Dulwich Village and Herne Hill
- One double bedroom
- Lounge/dining room
- Fitted kitchen, bathroom
- Sought after location close to transport links and amenities
- Share of freehold
- No onward chain

In detail

An opportunity to purchase this first floor period conversion flat located on a very popular road in close proximity to both Dulwich Village and Herne Hill.

The light and bright living space comprises of one double bedroom, a lounge/dining room, fitted kitchen and bathroom.

The property is well located for access to Dulwich Village with its cafes, restaurants, popular parks, golf course and Picture Gallery. Herne Hill and Tulse Hill are also nearby with various shopping and leisure facilities. The nearest railway stations providing services into central London are West Dulwich (Victoria/Blackfriars) and Tulse Hill (London Bridge/Blackfriars).

The property is offered with a share of freehold and no onward chain.

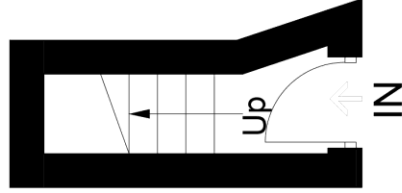
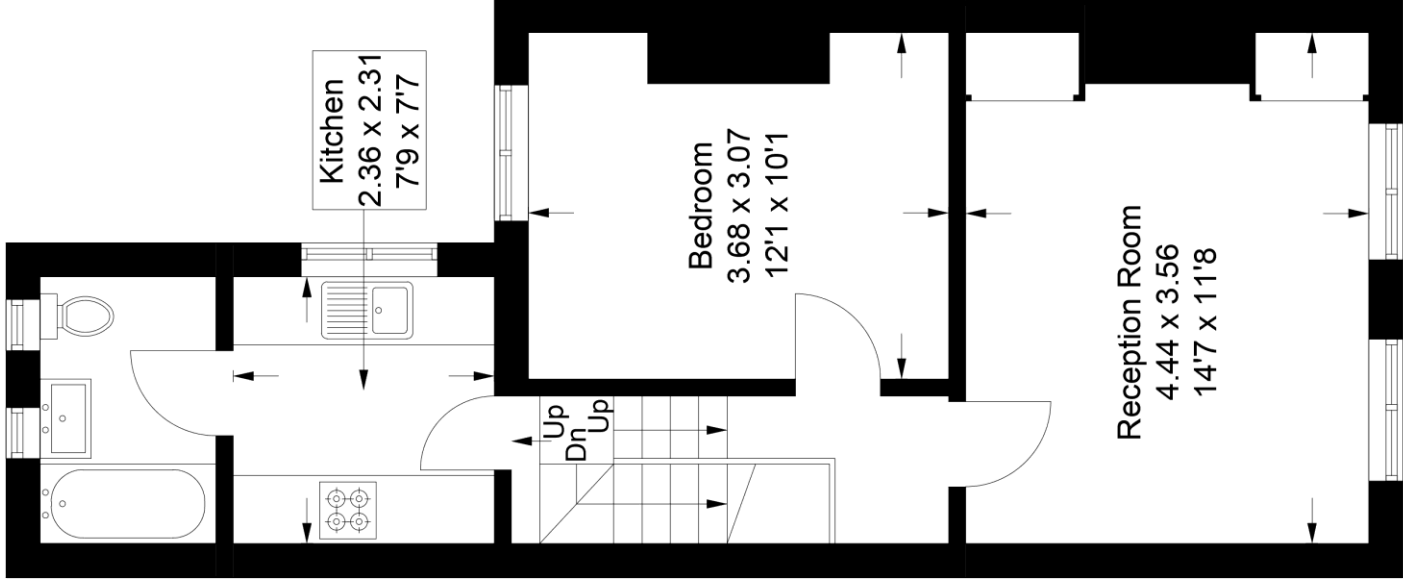
EPC: D | Council Tax Band: B



Floorplan

Birkbeck Hill, SE21

Approximate Gross Internal Area = 45.4 sq m / 489 sq ft



Ground Floor 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		
55-68	D	67 D	79 C
39-54	E		
21-38	F		
1-20	G		

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