



Thurlow Park Road, SE21
Offers in excess £800,000

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In general

- A stunning split-level apartment located in close proximity to Dulwich Village and Herne Hill
- Set within this exclusive development of just nine luxury apartments
- Exceptionally spacious - 1,287 sq ft
- Three bedrooms, two bathrooms (one en-suite)
- Large 31' x 15' lounge/dining room
- Modern integrated kitchen
- Private & secluded patio garden, further private terrace
- Off street parking
- Attractive communal garden
- Beautifully presented throughout

In detail

A stunning split-level apartment set within this exclusive development of just nine luxury apartments, sold including ownership of private off-street parking and sizeable individual bike shed/storage.

This lovely property is beautifully presented throughout and is finished to an extremely high specification including floor-to-ceiling windows, underfloor heating throughout, premium integrated Sonos sound system, motorised blackout blinds in every room and security entrance. With a gross internal area of 1,287 sq ft the property offers exceptional living and entertaining space over two floors comprising master bedroom with en-suite bathroom and walk-in wardrobe, two further bedrooms, second bathroom, spacious 31' x 15' lounge/dining room open-plan to a contemporary integrated kitchen. From the lounge large floor to ceiling glazed doors give access to a rear terrace. From the master bedroom there is access to a lovely, secluded patio garden. There is also a large communal garden to the rear.

The property is very well located for access to both Dulwich Village and Herne Hill which offer a variety of shops, cafes, restaurants, popular parks and OFSTED 'outstanding' primary and secondary state schools as well the renowned independent schools including James Allen's Girls School, Alleyn's School and Dulwich College.

Rail links to central London are from nearby Tulse Hill (London Bridge/Thameslink), West Dulwich (London Victoria/Blackfriars) and Herne Hill (Victoria/Blackfriars).

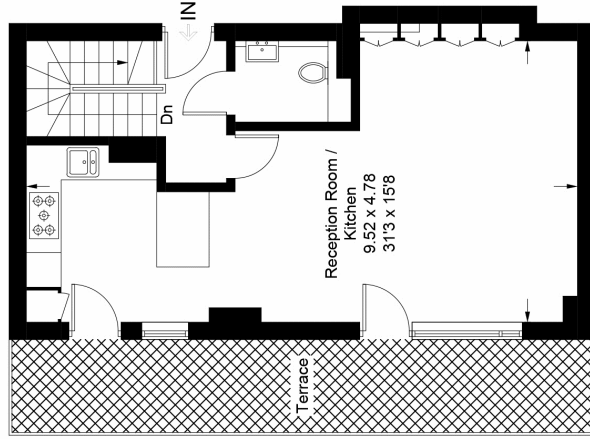
EPC: B | Council Tax Band: D | Lease Term Remaining: 117 Years | GR: Nil | SC: £268.53 | BI: TBC



Floorplan

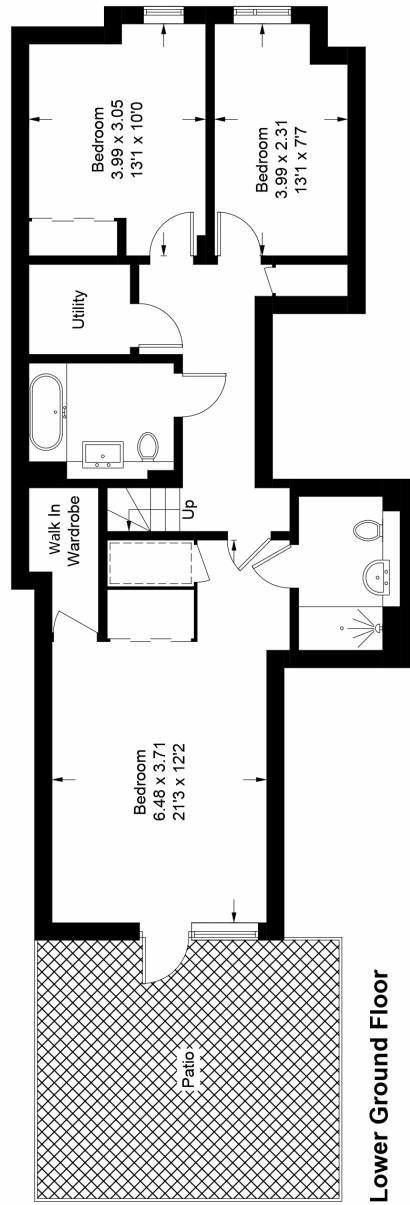


Thurlow Park Road, SE21
 Approximate Gross Internal Area = 47.3 sq m / 509 sq ft
 Lower Ground Floor = 72.3 sq m / 778 sq ft
 Total = 119.6 sq m / 1287 sq ft



Ground Floor

Gross internal area of 711 sq ft



Lower 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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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