



Birkbeck Hill, SE21
£575,000

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In general

- A stunning ground floor garden flat
- Extended and upgraded to a very high standard
- Two double bedrooms
- Reception room with bi-fold doors leading to the garden
- Fitted kitchen, modern bathroom
- Lovely 40' rear garden with large timber framed home office
- Further small courtyard accessed via double doors from bedroom two
- Beautifully presented throughout
- Offered with Share of Freehold
- No onward chain

In detail

A stunning ground floor garden flat located on this very popular road in Dulwich. The property has been extended, upgraded and modernised to a very high standard creating a beautifully presented interior.

The light and bright living space comprises two double bedrooms, spacious lounge with bi-fold doors leading to the garden, fitted kitchen and modern bathroom. There is also underfloor heating throughout the lounge, kitchen and bathroom.

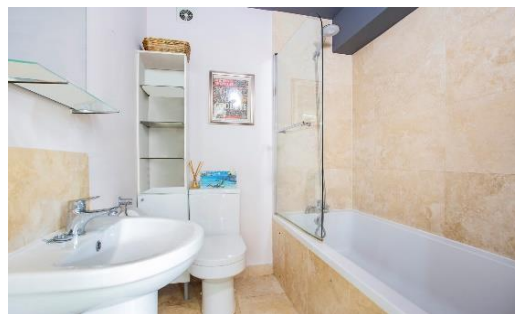
Externally there is a delightful private rear garden measuring 40' and at the rear there is a timber built home office/study with electricity. As the apartment is situated on a hill with a clear view at the back, the garden acts as a sun trap benefitting from full sun from midday until sunset. There is also a small courtyard accessed via double doors from the 2nd bedroom.

The property is well located for access to Dulwich Village with its cafes, restaurants, park, 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 and Blackfriars).

Offered with Share of Freehold and no onward chain.

Internal viewing advised.

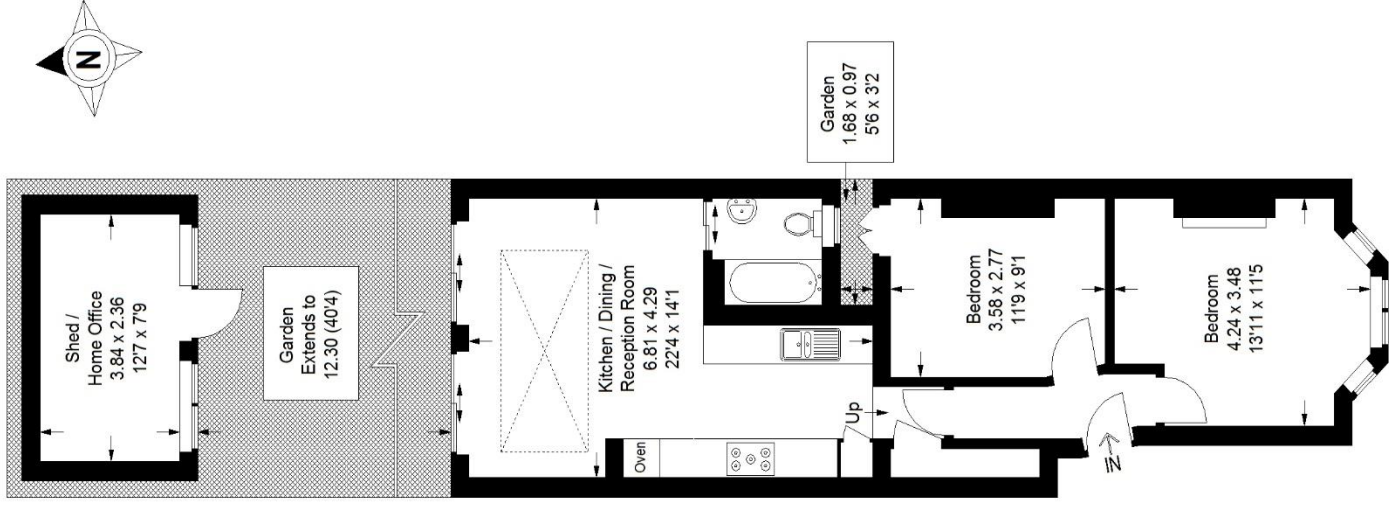
EPC: C | Council Tax Band: B | Lease Term Remaining: 999 Years | SC: As & When | GR: N/A | BI: TBC



Floorplan

Birkbeck Hill, SE21

Approximate Gross Internal Area
 Ground Floor = 58.7 sq m / 632 sq ft
 Shed / Home Office = 9.1 sq m / 98 sq ft
 Total = 67.8 sq m / 730 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	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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