



Clive Road, SE21  
£649,950

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# In general

- A modern three storey townhouse for sale situated on this very popular residential road in West Dulwich
- Attractive and flexible accommodation over three floors
- Three bedrooms, bedroom four/study
- Front reception room
- Fitted kitchen/breakfast room
- Modern bathroom
- 34' south-west facing garden
- Sought after location
- No onward chain

# In detail

A modern three storey townhouse for sale situated on this very popular residential road in West Dulwich.

The property offers attractive and flexible accommodation over three floors comprising three bedrooms, bedroom four/study, reception room, integrated kitchen/breakfast room, modern bathroom and downstairs cloakroom.

Externally to the rear there is a lovely south west facing garden measuring 34'.

The property is well located for access to West Dulwich and Dulwich Village with their outstanding schools, parks, cafes, Picture Gallery and golf course. Local shops and restaurants can also be found in nearby Park Hall Road and Gipsy Road.

The popular Elm Wood and Kingswood primary schools are just a short distance from the property. The nearest railway stations are West Dulwich (Victoria/Blackfriars) and Gipsy Hill (London Bridge/Victoria).

The property is offered with no onward chain and early viewing is advised.

EPC: C | Council Tax Band: D



# Floorplan

## Clive Road, SE21

Approximate Gross Internal Area

Ground Floor = 33.6 sq m / 362 sq ft

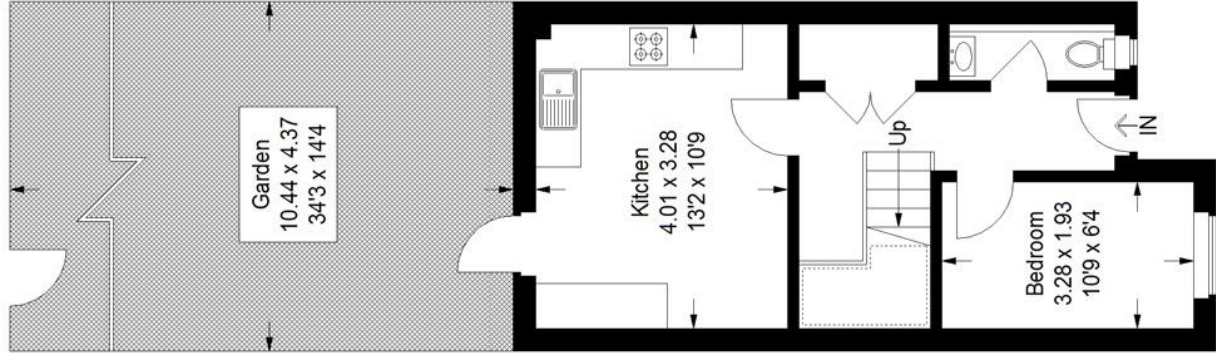
First Floor = 35.4 sq m / 381 sq ft

Second Floor = 35.4 sq m / 381 sq ft

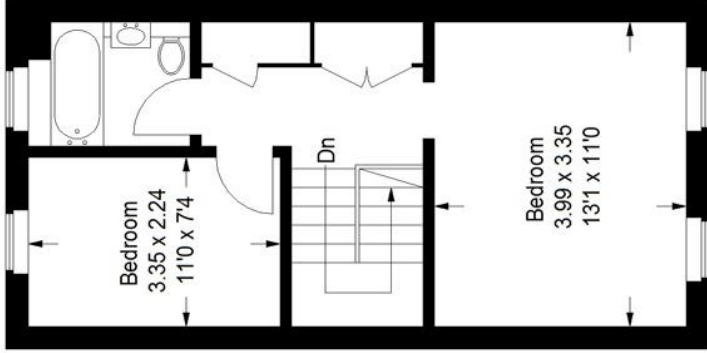
Total = 104.4 sq m / 1124 sq ft



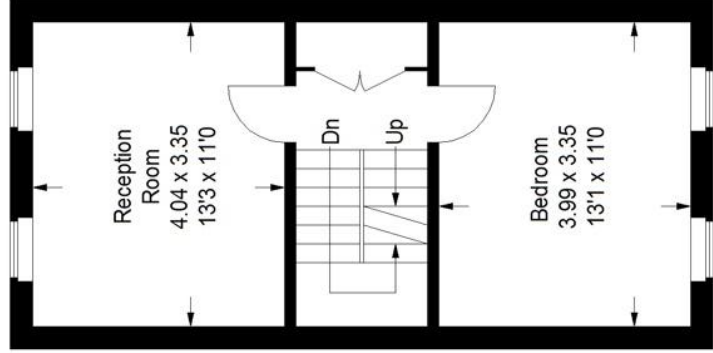
▭ = Reduced headroom  
below 1.5 m / 50



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		106   A
81-91	B		
69-80	C	75   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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