



South Croxted Road, SE21
£1,400,000

020 8702 8111
pedderproperty.com

pedder



In general

- An attractive Victorian family house for sale
- Five bedrooms
- Two reception rooms
- 22' kitchen/breakfast room
- Family bathroom, downstairs cloakroom
- Delightful 118' south-west facing rear garden
- Well presented throughout
- Excellent potential for further extension (subject to planning consents)
- Central location close to transport links and schools

In detail

An attractive Victorian family house for sale located on this pretty treelined road in West Dulwich.

The property offers spacious and well presented accommodation arranged over two floors comprising five bedrooms, family bathroom, two reception rooms, 22' kitchen/breakfast room and downstairs cloakroom. Externally to the rear there is a delightful 118' south-west facing garden. There is also excellent potential for further extension both into the loft space and also on the ground floor into the large side return area.

The property is well located for the various shops, restaurant and amenities of West Dulwich. Dulwich Village is also easily accessible with its various boutiques and restaurants. Outstanding state schools including Elm Wood Primary School and Kingsdale Foundation School are within close proximity, as are world-renowned independent schools Dulwich College, Dulwich Prep London, Alleyn's and James Allen's Girl Schools. Rail services to central London are from nearby West Dulwich (Victoria and Blackfriars) and Tulse Hill (London Bridge and Thameslink line to Blackfriars and St Pancras). Regular bus services to Central London run along South Croxted Road.

An internal viewing of this fine family home is advised.

EPC: E | Council Tax Band: F



Floorplan

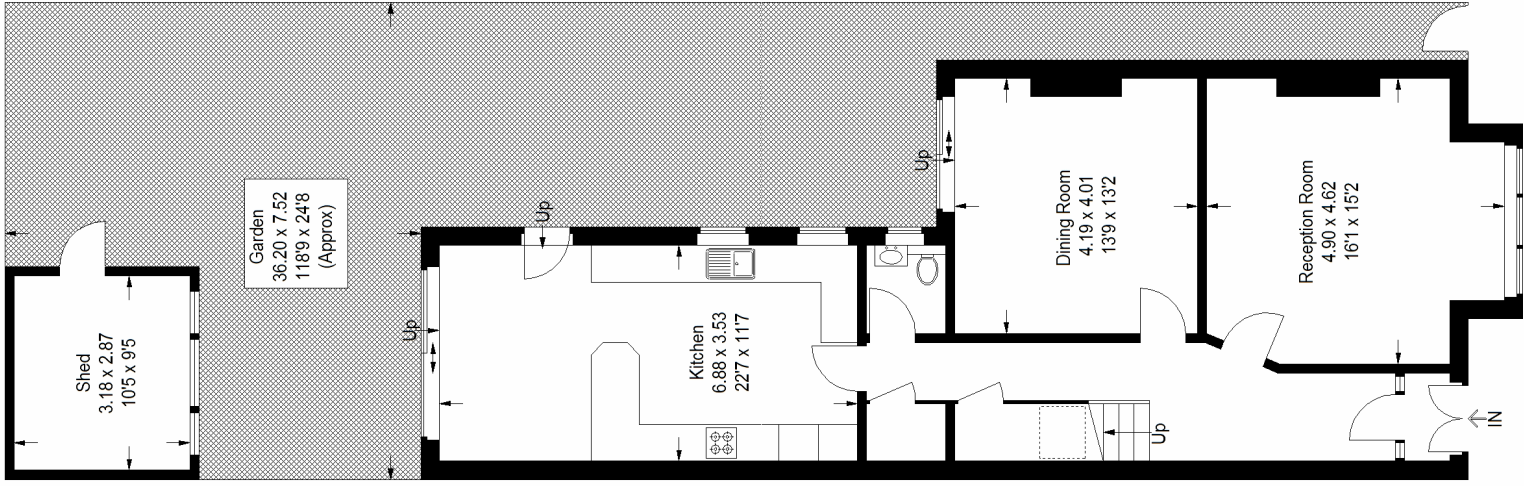
South Croxted Road, SE21

Approximate Gross Internal Area (Excluding Shed)

Ground Floor = 85.2 sq m / 917 sq ft

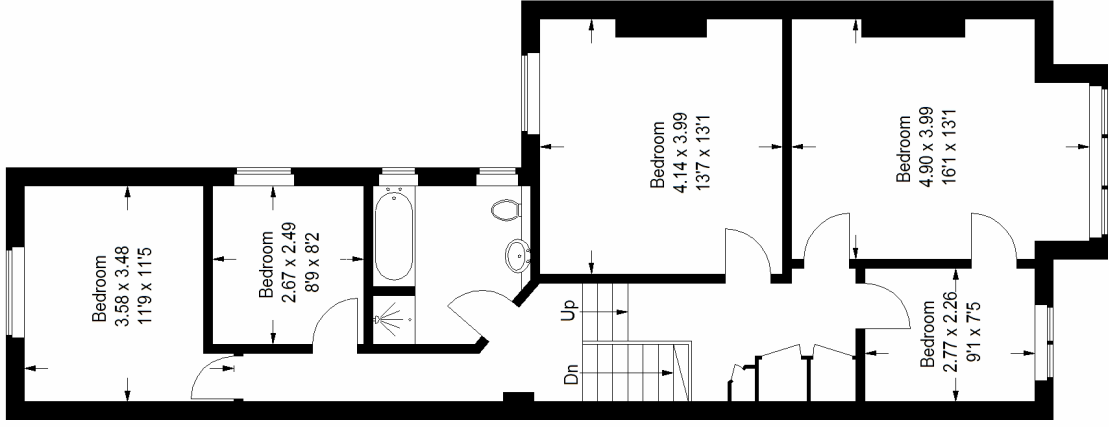
First Floor = 83.9 sq m / 903 sq ft

Total = 169.1 sq m / 1820 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 5'0



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Copyright www.pedderproperty.com © 2023
 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.