



Dulwich Road, SE24
£680,000

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In general

- Two bedroom garden flat
- Spacious reception room
- Stylish kitchen/dining room
- Private rear garden & landscaped communal garden
- Single garage
- Share of Freehold
- Off street parking

In detail

We are delighted to offer this two-bedroom garden flat for sale on Dulwich Road.

The property is situated within a gated development and is neutrally presented throughout with stylish features. The great sized front reception benefits from having built-in cupboards to both alcoves and a feature wood burner. The kitchen/breakfast room has been extended to the rear and comprises of a vast range of modern wall & base units with integrated appliances, ample space for a table & chairs and bi-fold doors leading directly to your private paved garden. There is also a utility area.

The principal bedroom has two deep built-in wardrobes and further benefits from direct access via double doors to the garden. The second bedroom is a good size too with a half obscure glazed window to the front. The modern bathroom is fully tiled with a white suite. The private garden is fully paved, has exterior lighting and well screened from the communal landscaped garden behind. The property further benefits from having its own single garage offering plentiful storage & development potential (details on request) and being a Share of Freehold.

Herne Hill centre offers a popular selection of restaurants & shopping amenities, railway station (Victoria, Blackfriars, Thameslink) and the vast expanse of Brockwell Park with its lido & cafe nearby. Brixton centre is also accessible with its eclectic range of restaurant & shopping amenities, railway and tube stations and the trendy Ritzy cinema.

EPC: C | Council Tax Band: B | Lease: 952 years remaining | SC: £1,022.40 | GR: Peppercorn | Buildings Insurance: Included within service charge.

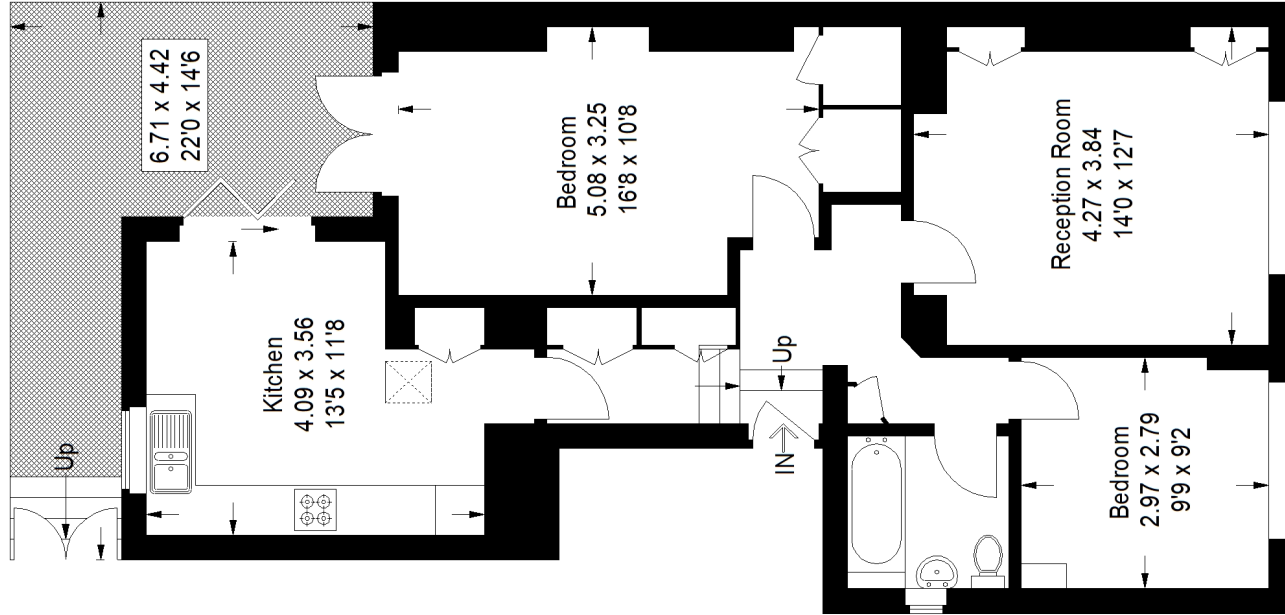


Floorplan

Dulwich Road, SE24

Approximate Gross Internal Area

74.7 sq m / 804 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	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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