



South Croxted Road, SE21
Guide £500,000

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In general

- A stunning ground floor garden flat set within this modern, architect designed and award winning apartment building in Dulwich.
- Redesigned, upgraded and modernised to an extremely high standard
- 2 bedrooms, 2 bathrooms (1 en-suite)
- Spacious open-plan lounge/dining room and integrated kitchen
- Attractive private landscaped patio garden
- Further delightful communal garden, single garage to the rear
- Beautifully presented throughout
- Offered with a share of the freehold

In detail

A stunning ground floor garden flat set within this modern, architect designed and award winning apartment building in Dulwich.

The property has been redesigned, upgraded and modernised to an extremely high standard creating a particularly stylish and beautifully presented interior. The accommodation comprises 2 bedrooms, 2 bathrooms (1 en-suite), spacious open-plan lounge/dining room and integrated kitchen. From the reception room sliding doors give access to a lovely private landscaped patio garden. There is also direct access into a delightful communal garden beyond and a single garage to the rear.

South Croxted Road is in the heart of residential West Dulwich which offers a selection of cafes, shops and restaurants. Rail links to central London are from nearby West Dulwich (Victoria/Blackfriars) and Gipsy Hill (Victoria/London Bridge).

An internal viewing of this outstanding apartment is highly recommended.

Offered with a share of the freehold.

EPC: C | Council Tax Band: C | Lease: 958 years remaining | SC: £150.00 | GR: £0 | BI: Included in SC

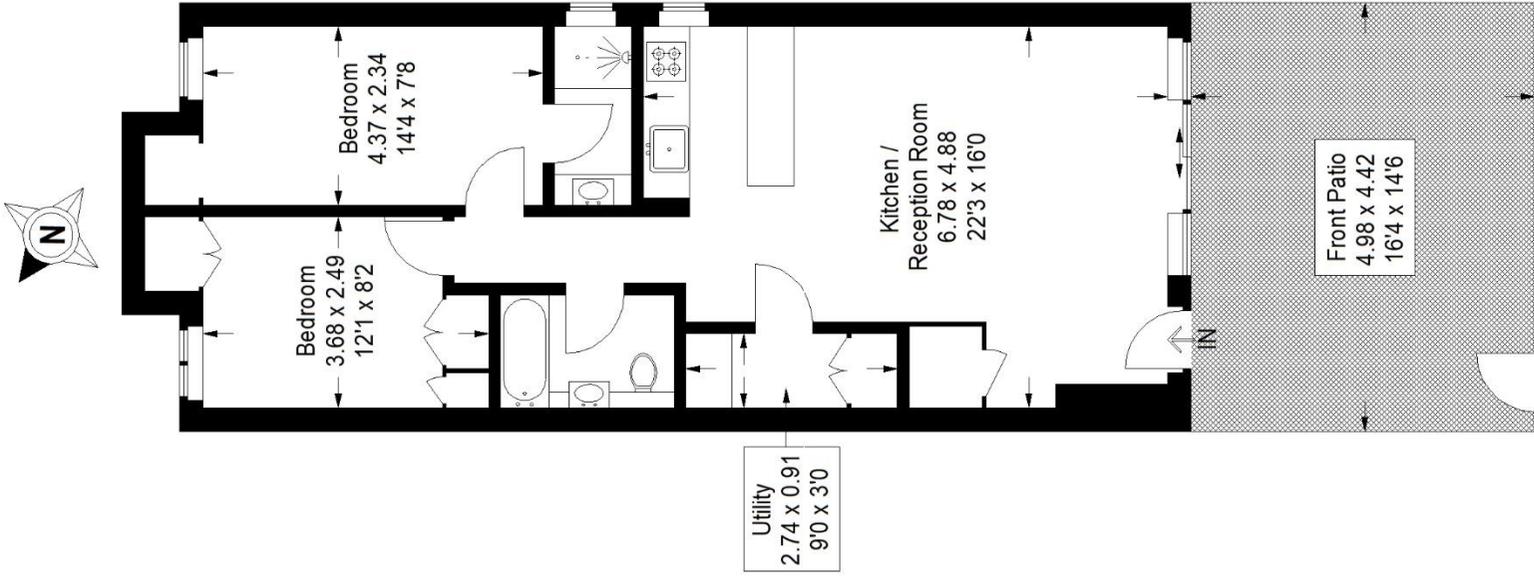


Floorplan

Emmanuel House, SE21

Approximate Gross Internal Area

63.2 sq m / 680 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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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