



College Road, SE21 | £750,000

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In General

- An attractive three bedroom split-level maisonette
- Particularly spacious - 1,255 sq ft
- Master bedroom with en-suite bathroom
- Two further bedrooms, 2nd bathroom
- Light and bright 20' x 18' lounge/dining room
- Kitchen/breakfast room, cloakroom
- Secure parking
- Well presented throughout
- Popular location close to transport links and schools

In Detail

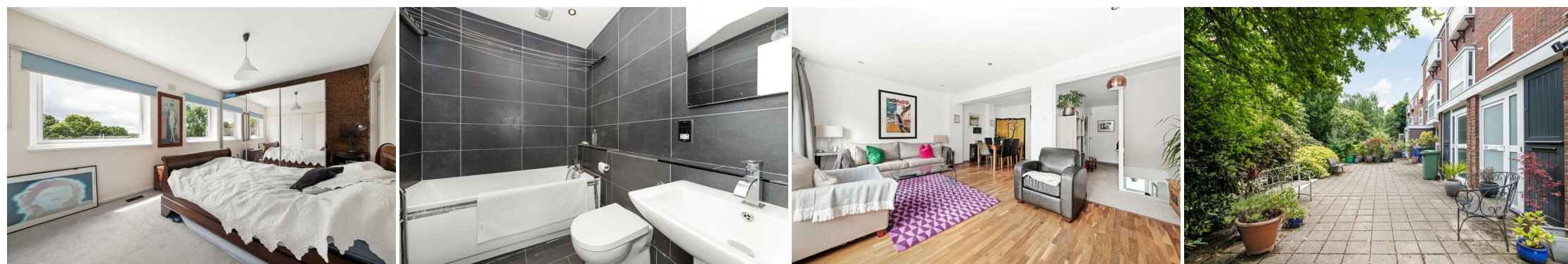
An attractive three bedroom split-level maisonette for sale situated in this very popular residential development set back from College Road in Dulwich.

The lovely apartment is presented in attractive decorative order and with a gross internal area of 1,255 sq ft offers exceptionally spacious living accommodation over two floors comprising of a master bedroom with en-suite bathroom, two further bedrooms, second bathroom, light and bright 20 x 18 lounge/dining room, kitchen/breakfast room and cloakroom. There is also secure underground parking within the development.

Dulwich Village is just a short walk with its outstanding schools, numerous shops, cafes and restaurants. The popular Dulwich Park, Belair Park and Dulwich Picture Gallery are also close-by. The nearest railway stations are Sydenham Hill (Victoria/Blackfriars) and North Dulwich (London Bridge). Crystal Palace centre is also close-by with numerous shopping and leisure facilities.

An internal viewing of this lovely apartment is advised.

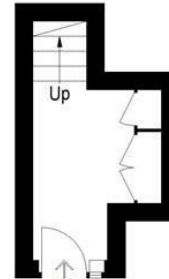
EPC: D | Council Tax Band: E | Lease: 140 years remaining | SC: £700 pa | GR: £100 | BI: £709 pa



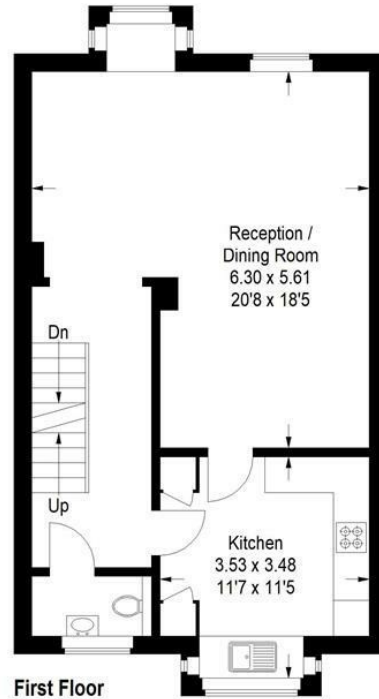
Floorplan

College Road, SE21

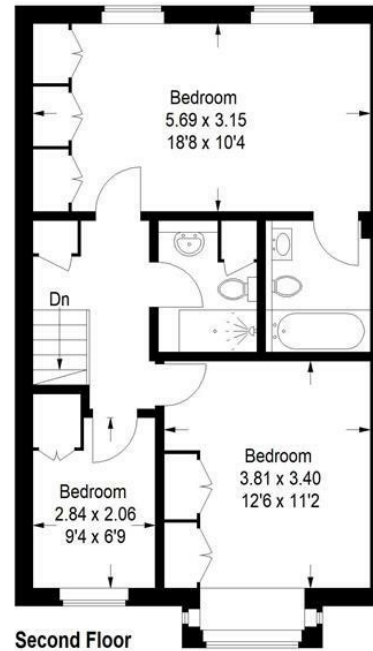
Approximate Gross Internal Area
 Ground Floor = 6.5 sq m / 70 sq ft
 First Floor = 55.5 sq m / 597 sq ft
 Second Floor = 54.6 sq m / 588 sq ft
 Total = 116.6 sq m / 1255 sq ft



Ground Floor



First Floor



Second 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		68	78
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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