



Great Brownings, SE21 | £2,200 Per Calendar  
Month

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# In General

- Quiet Woodland Location
- Large Open Plan Kitchen/Lounge
- Two Double Bedrooms
- Available Early Feb
- Part Furnished
- Family Bathroom Plus En-suite Shower Room

# In Detail

A secluded ground floor flat situated in this most desirable residential development just a short distance from Dulwich Village.

This lovely apartment offers exceptionally spacious accommodation. Large windows allow natural light to flood into the living space and give lovely views of the surrounding woodlands. There are two bedrooms, one with an ensuite WC and shower; and a separate family bathroom. The property benefits from plenty of storage with fitted wardrobes and large cupboards and is set within attractive communal gardens.

Dulwich Village is easily accessible with a variety of boutiques, cafes, restaurants and the popular Dulwich Park, Belair Park and Dulwich Picture Gallery. The property is also well placed for OFSTED 'outstanding' primary and secondary state schools as well the renowned independent schools including James Allens Girls School, Alleyns School and Dulwich College. Great Brownings is a short walk to Sydenham Hill station which has services to London Victoria and Blackfriars. Crystal Palace centre is also close-by with numerous shopping, leisure and transport facilities.

An internal viewing of this fine apartment is advised.

EPC: TBC | Council Tax: E | Part Furnished | Available Early February | HD: £507.69 | SD: £2,538.46



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

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