



Dulwich Road, SE24
OIEO £625,000

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In general

- Period Conversion
- Two bedrooms
- Private rear garden
- Great location
- Good transport links

In detail

Situated on Dulwich Road, this property resides in a sought-after location, moments away from the expansive Brockwell Park.

An attractive Period conversion, benefits from a Share of Freehold and is presented in excellent decorative order.

The property features a well-appointed sumptuous reception room with a large bay window, offering ample space for a dining table. The reception room boasts herringbone flooring, adding to its charm.

The principal bedroom overlooks the garden and is equipped with built-in cupboards & wardrobes for convenience. The second bedroom has a window to the side & storage space.

The property further benefits from a substantial private share of the rear garden, which backs onto Brockwell Park. This outdoor space accommodates a private workshop/studio, adding to the property's practical appeal.

Residents can easily access the local amenities of Herne Hill and Dulwich Village, which offer a range of well-regarded schools, shops, bars, and restaurants.

The convenience of commuting is offered by the property's proximity to both Herne Hill & North Dulwich railway stations and Brixton Tube, facilitating travel to central London, Victoria and the City.

EPC: D | Council Tax Band: C | Lease Term Remaining: to be extended | SC: £100 pcm | GR: N/A | BI: Incl in SC



Floorplan

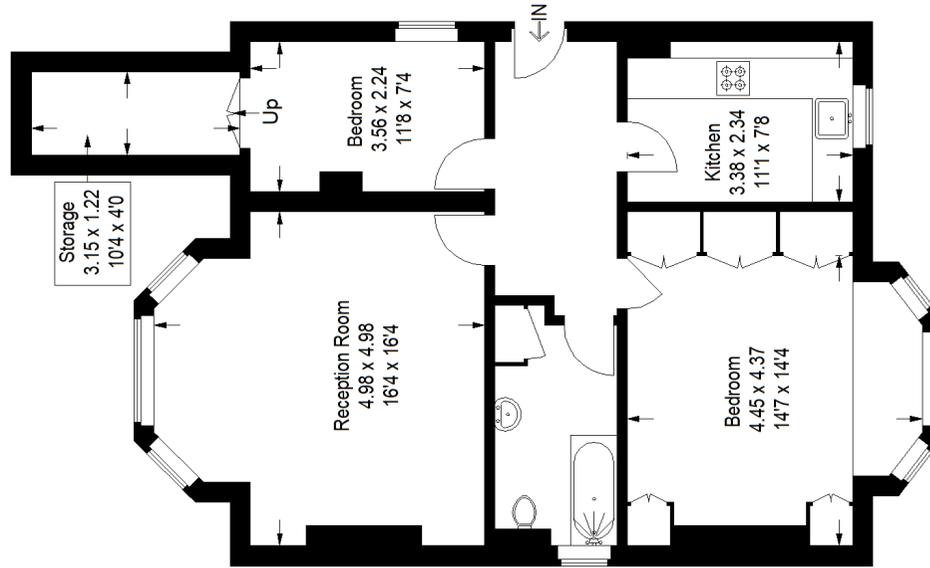
Dulwich Road, SE24

Approximate Gross Internal Area

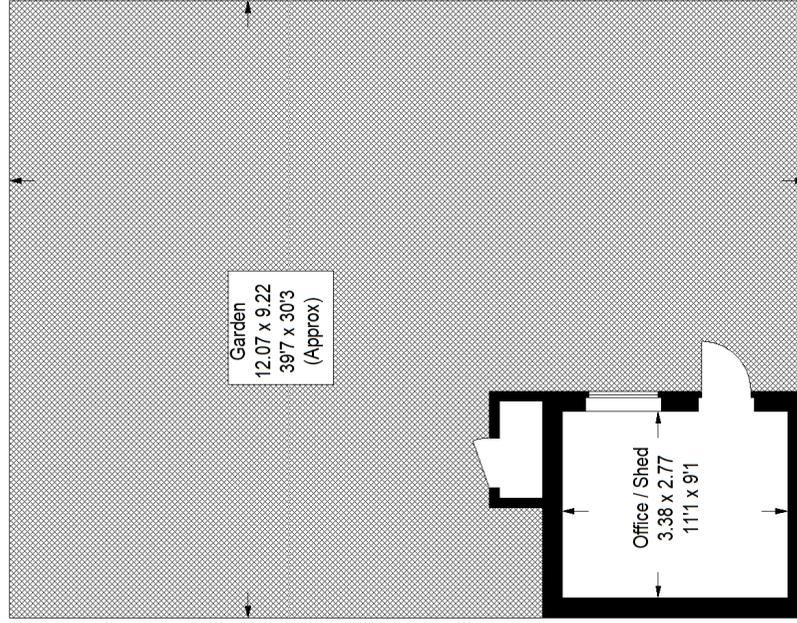
Lower Ground Floor = 80.0 sq m / 861 sq ft

Ground Floor = 9.7 sq m / 104 sq ft

Total = 89.7 sq m / 965 sq ft



Lower Ground Floor



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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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