



Clive Road, SE21  
OIEO £325,000

020 8702 8111  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- Set in a gated development is this very well presented first floor two bedroom purpose built apartment.
- Upgraded and modernised to a high standard
- Two double bedrooms
- Lounge/dining room
- Fitted kitchen
- Modern bathroom
- Beautifully presented throughout
- Sought after location

# In detail

Set in a gated development is this very well presented first floor two bedroom purpose built apartment.

The property has been upgraded and modernised to a high standard creating a beautifully presented interior comprising of two double bedrooms, lounge/dining room, fitted kitchen and modern bathroom.

Clevedon Court is a popular development set back from Clive Road providing well maintained communal areas and gardens and is ideally positioned to benefit from the local amenities of West Dulwich including numerous shops, cafes and restaurants. Dulwich Village is close-by with its popular parks, Picture Gallery and Golf Course. Crystal Palace is also easily accessible where there are many cafes, bars, restaurants and shopping facilities. Rail links to central London are from nearby West Dulwich (London Victoria/London Blackfriars), Gipsy Hill (London Bridge /London Victoria) and West Norwood (London Bridge/London Victoria).

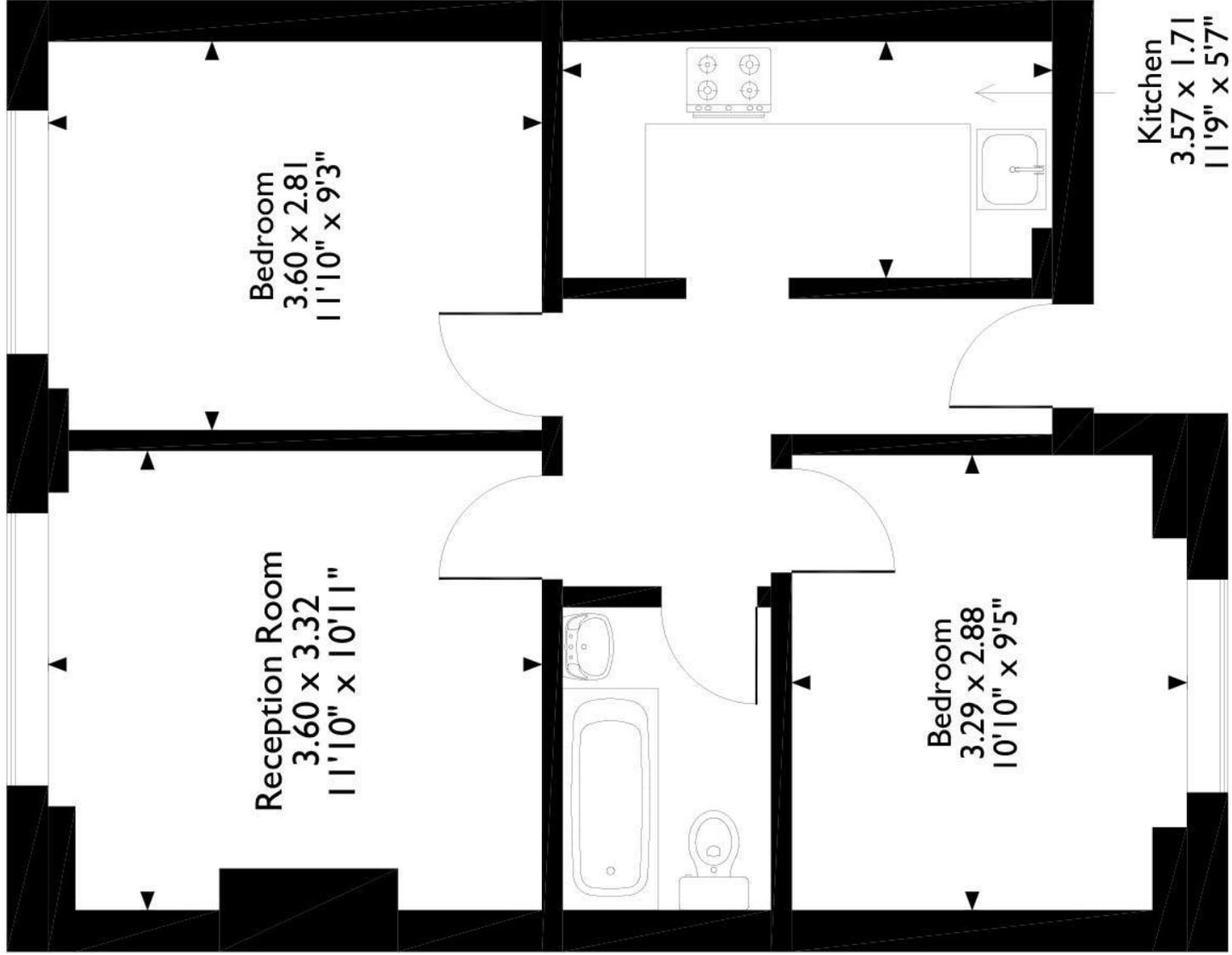
Internal viewing of this lovely aptment is advised.

EPC: C | Council Tax Band B | Lease: 155 years remaining | SC: £1,700.00 | GR:0 | BI: Included in SC



# Floorplan

Approximate Gross Internal Area  
49 Sq M/529 Sq Ft



## First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty