



Park Hall Road, SE21
£1,300,000

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In general

- An attractive semi-detached Victorian house for sale
- Five bedrooms, Two bathrooms
- Three reception rooms, kitchen
- Attractive 70' x 48' rear garden
- Double garage, off street parking
- Scope for further extension (subject to planning consents)
- Will require refurbishment throughout
- South after location
- Offered with no onward chain

In detail

An attractive semi-detached Victorian house for sale located on this highly sought after residential road in Dulwich.

The property will require refurbishment throughout but offers an incoming buyer the opportunity to create their ideal family home. The accommodation is arranged over two floors and offers flexible accommodation which could provide five bedrooms, two bathrooms, three reception rooms and kitchen. Externally there is a large double width garage to the rear of the property and a drive providing off street parking. There is a delightful southerly aspect rear garden measuring 70' x 48'. There is also scope for further extension subject to planning consents.

Park Hall Road is well located within easy reach of West Dulwich and Dulwich Village with their parks, outstanding schools, numerous shops, cafes and restaurants. Excellent rail links to central London are from nearby West Dulwich (London Victoria/London Blackfriars) and Tulse Hill West Norwood (London Bridge and London Victoria). Internal viewing of this fine family house is advised.

Offered with no onward chain.

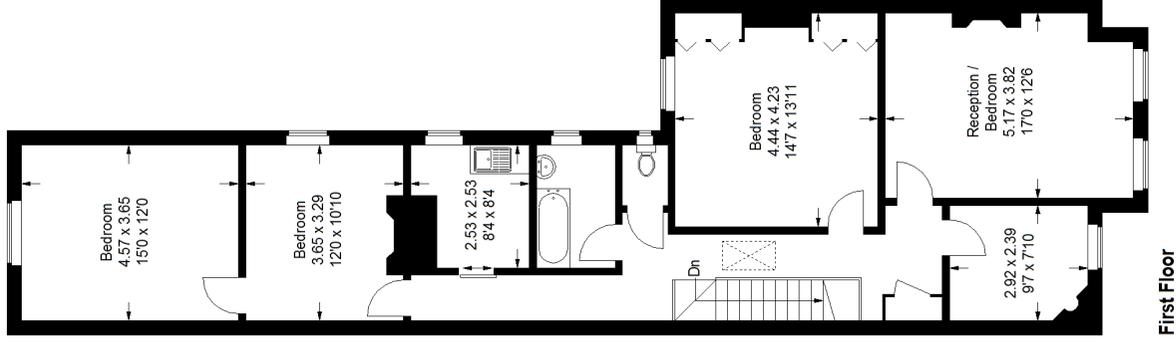
EPC: E | Council Tax Band: D



Floorplan

Park Hall Road, SE21

Approximate Gross Internal Area
(Excluding Double Garage)
Ground Floor = 108.8 sq m / 1171 sq ft
First Floor = 108.5 sq m / 1168 sq ft
Total = 217.3 sq m / 2339 sq ft



First Floor

Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
68-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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