



Thurlow Hill, SE21

£675,000 *Share of Freehold*

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KEY FEATURES

- Newly developed split-level apartment
- Stunning open-plan kitchen and living area
- Flexible separate reception or dining room
- Three versatile bedrooms
- Principal bedroom with stylish en-suite
- Private rear garden
- Finished to a high contemporary standard
- Close to Dulwich Village and Herne Hill

Quietly situated in a charming and sought-after residential pocket on the borders of West Dulwich and Tulse Hill, this beautifully presented, newly developed split-level apartment offers exceptional living space, a high contemporary finish throughout, and the rare benefit of a private rear garden. A private ground-floor entrance and stairwell lead up to the first-floor landing, which connects the sleeping accommodation. The principal bedroom provides a restful retreat, complete with a sleek en-suite shower room featuring modern matte black fixtures. Two further bedrooms offer excellent versatility for guests, children, or a dedicated home office. Serving this level is a stylish family bathroom, impeccably finished with contemporary tiling and premium sanitaryware. Ascending to the top floor, the property opens into a stunning open-plan kitchen and living space. Flooded with natural light through multiple skylights, the kitchen is thoughtfully arranged with streamlined cabinetry, integrated appliances, and a breakfast bar peninsula. Adjacent to this main living hub sits a versatile separate reception room, providing fantastic flexibility as a formal dining room, media snug, or extended entertaining space. Externally, the property benefits from a private rear garden, offering a secluded outdoor escape with a well-maintained lawn and secure timber fencing. Thurlow Hill occupies a highly convenient position, allowing residents to easily tap into the premium lifestyle amenities of both Dulwich Village and Herne Hill. A short journey leads to an eclectic range of charming independent boutiques, artisan cafes, and popular restaurants. For outdoor recreation, the beautiful green expanses of Dulwich Park, Belair Park, and Brockwell Park are all easily accessible for weekend downtime. Commuters are superbly catered for, with Tulse Hill station situated just a few minutes' walk away, offering rapid Thameslink services into London Bridge and Blackfriars. Nearby West Dulwich and Herne Hill stations provide further direct links into London Victoria, City Thameslink, and St Pancras. The property is also ideally placed for top-rated state and independent schools, including Rosendale Primary School, Elmgreen School, Dulwich College, James Allen's Girls' School (JAGS), and Alleyn's School.

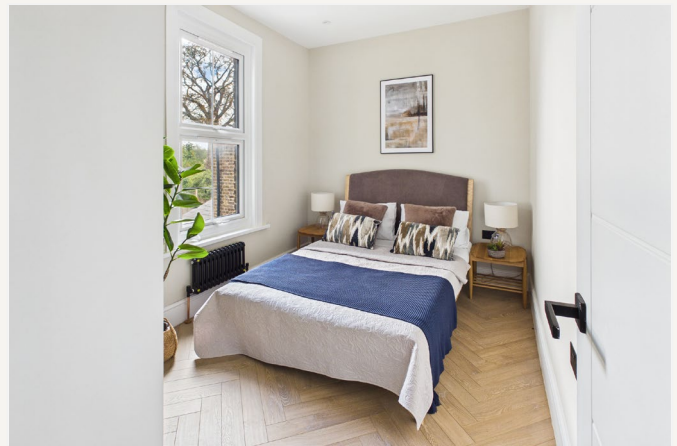
Herne Hill

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Thurlow Hill, SE21 8JN

Approx Gross Internal Area = 102.13 sq m / 1099 sq ft

Restricted Head Height = 1.55 sq m / 17 sq ft

Total = 103.68 sq m / 1116 sq ft

 = Reduced Headroom Below 1.5m / 5'0"



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	73 C
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold

Council Tax Band: C

EPC rating: D

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