



Thurlow Park Road, SE21

£730,000 *Leasehold*

3  1  2 

### KEY FEATURES

- Modern three bedroom duplex
- Juliet balconies throughout
- Underfloor heating throughout
- Sonos ceiling speaker system
- Oak engineered flooring
- Integrated kitchen appliances
- Allocated off street parking
- Communal garden and private cycle store

Set within a smart, modern development, this beautifully presented three-bedroom duplex apartment delivers generous space, high specification finishes, and a bright, airy feel throughout. The layout is exceptionally well considered, with everyday living space on the first level and private accommodation arranged across both floors, creating a genuine sense of separation between entertaining and retreat. The property is also available to purchase on a shared ownership basis from 25 %. You enter into a welcoming hallway with a handy cloakroom, leading through to a stylish kitchen and a superb open-plan living and dining room. Oak engineered flooring runs underfoot, while underfloor heating with individual Heatmiser room thermostats keeps things comfortable year-round. The kitchen is fitted with quality integrated appliances including a double oven with microwave function, induction hob, dishwasher and fridge freezer, making it as practical as it is sleek. Large windows and Juliet balconies bring in excellent natural light, and Sonos ceiling speakers add a subtle luxury to everyday living. The bedroom accommodation is thoughtfully arranged, with two bedrooms located upstairs, including the generous principal suite with en-suite shower room, while a further bedroom on the lower level is currently used as a home office. A contemporary family bathroom serves the remaining accommodation, and Juliet balconies enhance the feeling of space and connection to the outside. Residents also benefit from an allocated parking bay, a communal garden, and an external cycle store with additional storage. Thurlow Park Road is perfectly placed for the lifestyle that makes this part of SE21 so popular. West Dulwich and Tulse Hill stations are within easy reach for quick links to Victoria, London Bridge and Thameslink routes, while Herne Hill and Dulwich Village offer a brilliant mix of independent cafés, restaurants and local amenities. Green space is a real highlight too, with Brockwell Park, Dulwich Park and the surrounding commons close by, and the area is well regarded for both outstanding state schools and respected independent options.

**Herne Hill**

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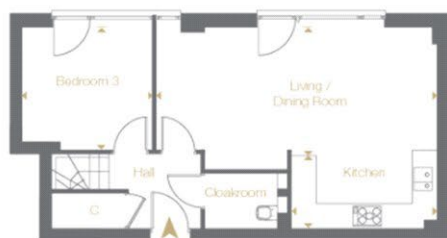
## 3 BEDROOM DUPLEX APARTMENT



Second Floor



First Floor



First Floor



### Plot 7

Total Internal Area 109.0 sq.m. 1,173 sq.ft.

| First Floor        |                                | Second Floor   |                                |
|--------------------|--------------------------------|----------------|--------------------------------|
| Kitchen            | 3.70m x 1.90m<br>12'1" x 6'2"  | Master Bedroom | 4.80m x 4.55m<br>15'7" x 14'9" |
| Living/Dining Room | 7.10m x 3.10m<br>23'3" x 10'2" | Bedroom 2      | 4.00m x 3.10m<br>13'2" x 10'2" |
| Bedroom 3          | 3.25m x 3.10m<br>10'7" x 10'2" |                |                                |



Second Floor

▶ = Depicts measurement points W = Wardrobe C = Cupboard WM = Washing Machine HWC = Hot Water Cylinder

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### MATERIAL INFO

**Tenure:** Leasehold

**Term:** 115 year and 4 months

**Service Charge:** £3426 per annum

**Ground Rent:** £99 Annually

**Council Tax Band:** D

**EPC rating:** B

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