



Croxted Road, SE21



Guide Price: £550,000 - £575,000 *Leasehold with Right to manage*

KEY FEATURES

- Split level period conversion flat
- Two bedrooms with eave character
- Separate living room with fireplace
- Dual aspect modern fitted kitchen
- Three piece family bathroom
- Four minute walk to station
- Moments from vibrant Dulwich Village
- Close proximity to Brockwell Park

Accessed via its own ground floor entrance with private stairs rising to a central second-floor landing, this characterful top-floor period conversion offers a beautifully balanced split level layout. To the front, a bright and inviting living room serves as a comfortable heart of the home, centered around a decorative fireplace surround. Adjacent to this, the separate kitchen is thoughtfully designed with a wraparound layout, modern cabinetry, and dual-aspect windows that fill the space with natural light. The property features two well-proportioned bedrooms nestled neatly into the eaves, offering unique architectural charm and excellent versatility for a guest room or a home office setup. A modern, fully tiled three-piece family bathroom completes the internal accommodation.

Perfectly positioned on Croxted Road, the property benefits from outstanding transport connectivity with West Dulwich station just a four-minute walk away, providing swift, direct links into London Victoria. Tucked away between the vibrant community hubs of Herne Hill and West Dulwich, residents are ideally placed to enjoy the best of both neighbourhoods. The elegant boutiques, independent cafés, and renowned schools of Dulwich Village are just a short stroll from the front door, while the expansive green open spaces and lido at Brockwell Park offer an exceptional local retreat for weekend walks and leisure.

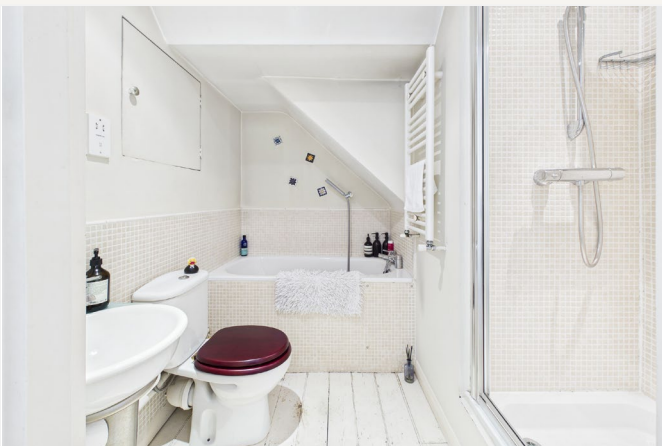
Herne Hill

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MATERIAL INFO

Tenure: Leasehold

Term: 153 year and 8 months

Ground Rent: £200 Annually (subject to increase)

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