

Dulwich Road, SE24

Offers IEO: £550,000 LEASEHOLD

3	1	1
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 Three double bedroom conversion
02 Lower ground floor Victorian flat
03 Bright reception with dining area
04 Fitted galley kitchen
05 Stylish tiled bathroom
06 Excellent decorative order throughout
07 Moments from Brockwell Park
08 Close to Herne Hill station

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THE PROPERTY

Set on the lower ground floor of a handsome Victorian building on the corner of Dulwich Road, this spacious three double bedroom conversion has been decorated with real care. A calm palette of soft greys, sage and deep teal runs throughout, with brass fittings, globe pendants and timber accents giving the whole flat a warm, considered feel.

The entrance hall is neat and carpeted, lit by a sculptural wall light, and leads to every room. The reception room sits at the far end, with a pair of tall windows dressed in rich green curtains on brass poles that let in plenty of daylight. A slatted timber feature wall frames a dining corner, there is good space for a sofa and armchair, and a built in store cupboard keeps clutter out of sight.

Next door, the galley kitchen is fitted with gloss white units on both sides, a gas hob with extractor, an integrated oven and wood effect flooring. A painted archway gives it a little character, and there is generous worktop space for a kitchen of this shape.

The principal bedroom is a calm, generous room finished in deep teal, with a recessed alcove, a large window and plenty of room for freestanding furniture. The second bedroom is long and bright, with windows on two walls, while the third is currently set up as a study and would work equally well as a guest room or nursery. The bathroom is finished in large white tiles with a sage panelled bath, a shower over and a vanity basin with storage beneath.

Outside, there is a leafy garden with a lawn, a paved seating area, mature planting and a shed.

Dulwich Road runs along the edge of Brockwell Park, so you have the park's open lawns, walled garden and Grade II listed Art Deco Lido almost on your doorstep. Herne Hill station is a short walk away, with direct trains to Victoria, Blackfriars and the City. Brixton Underground on the Victoria line is close by for the West End. Herne Hill village has independent cafés, delis and its popular Sunday market by the station. Brixton Village and Market Row offer some of south London's best food and nightlife. You also have a strong choice of state and independent schools locally, including those in neighbouring Dulwich.

THE DETAILS

TENURE
Leasehold

TERM
149 year and 4 months

COUNCIL TAX BAND
D

EPC RATING
C





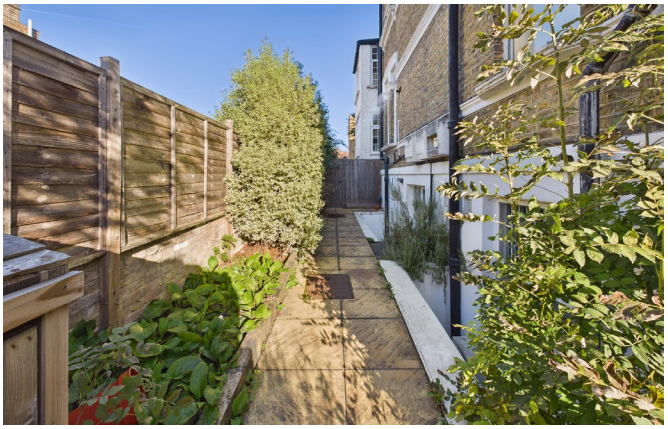






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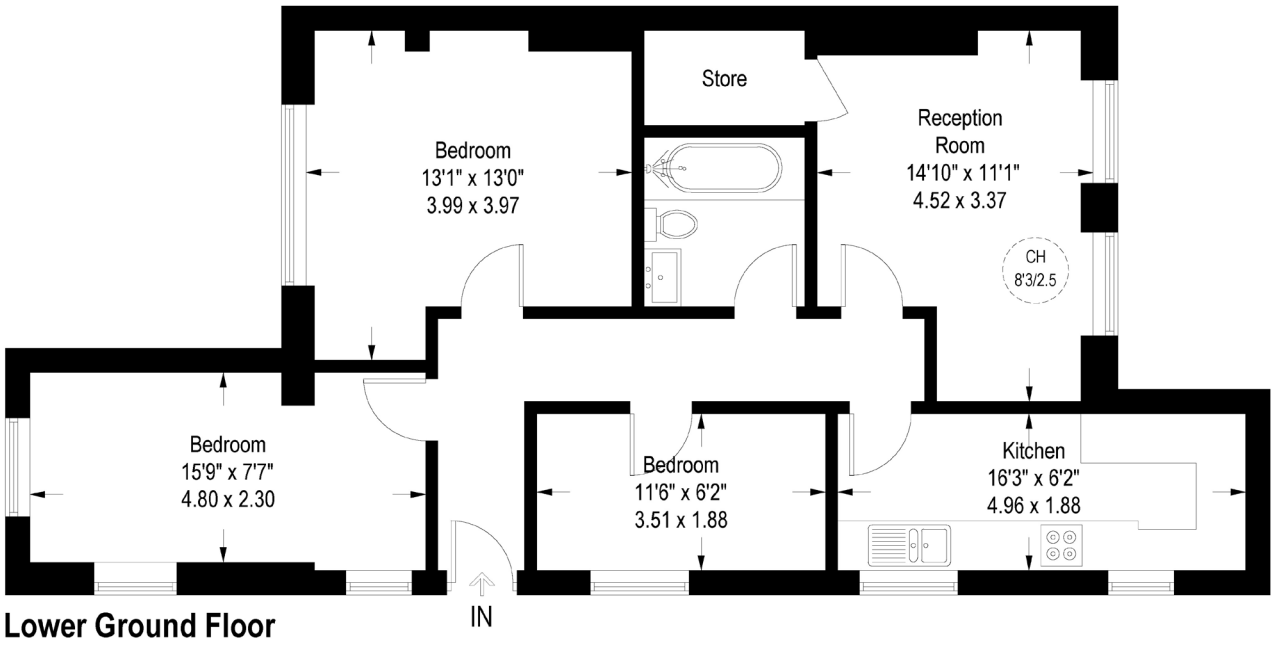


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Dulwich Road, London, SE24

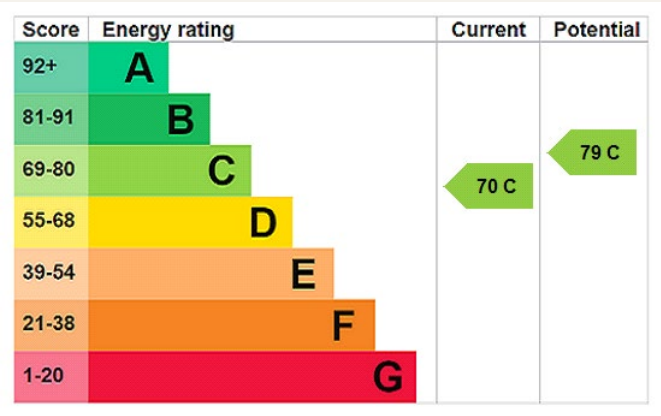
Approximate Gross Internal Area = 790 sq ft / 73.4 sq m



Lower Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1006289)

ENERGY PERFORMANCE



VIEWINGS

Winkworth Herne Hill

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