



Glazebrook Close, London, SE21

£500,000 *Leasehold*



Set in the sought-after area of West Dulwich, this generously proportioned four-bedroom, two-bathroom flat offers exceptional space and versatility in a prime SE21 location. Located in a well-maintained ex-local authority building, the property benefits from solid construction, a practical layout, and provides excellent value for the area. Inside, you'll find four bedrooms, two bathrooms, and a bright, comfortable living space ideal for both relaxing and

KEY FEATURES

- Four bedrooms
- En-suite shower room
- Family bathroom with separate shower
- Spacious living and dining area
- Modern kitchen
- Balcony



West Norwood

02086700035 | westnorwood@winkworth.co.uk

Winkworth

for every step...



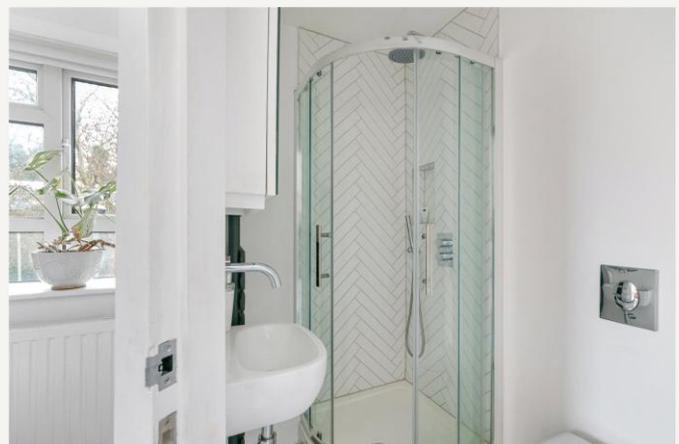
entertaining. The modern kitchen provides ample storage and workspace, while the private balcony offers a pleasant spot for a morning coffee or to unwind in the evening.

The property has access to communal gardens and is in close proximity to the green open spaces of Dulwich Park and Brockwell Park, as well as the popular cafés, restaurants, and independent shops of West Dulwich, Dulwich Village and nearby Herne Hill.

Excellent transport links from close-by West Dulwich Station with fast connections to both London Victoria and Blackfriars. Tulse Hill Station is a short walk away for alternative routes.

Council Tax Band - C





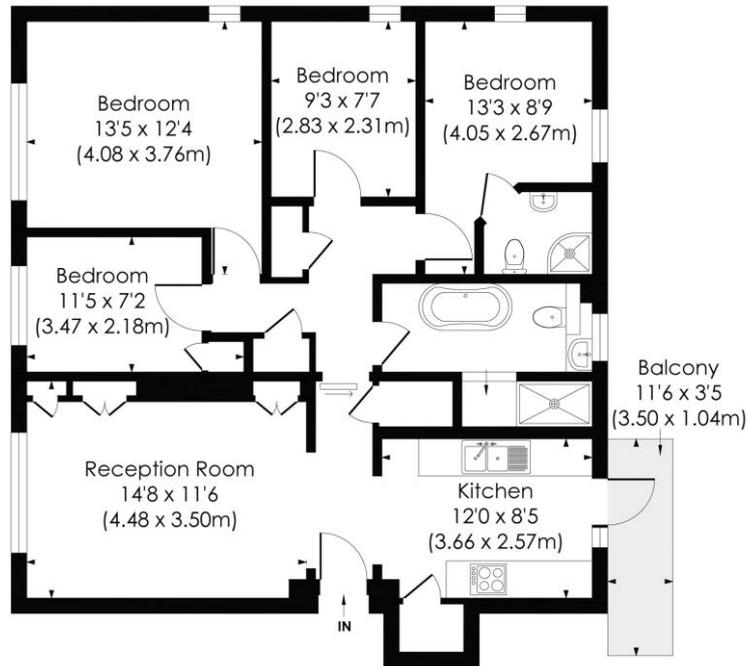
MATERIAL INFO

- Tenure:** Leasehold
- Term:** 172 year and 0 months
- Service Charge:** £3000 per annum
- Ground Rent:** £ 10 Annually (subject to increase)
- Council Tax Band:** C
- EPC rating:** C

GLAZEBROOK CLOSE, SE21

Approx. Gross Internal Floor Area

910 Sq. ft/84.53 Sq. m



FIRST FLOOR

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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

<https://www.winkworth.co.uk/sale/property/CLS260080>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

West Norwood

02086700035 | westnorwood@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.