



## Thurlow Hill, SE21

Offers IEO: £380,000 *Leasehold*



### KEY FEATURES

- Victorian conversion flat (second & third floor)
- Spacious reception room
- Separate fitted kitchen
- Modern bathroom
- Hallway storage and study corner
- Large double bedroom
- Private share of garden
- Close to Tulse Hill and West Dulwich stations
- Share of freehold available to purchase

The property briefly comprises a spacious reception room with two large sash windows, perfect for letting in plenty of natural light. The separate fitted kitchen is equipped with standard appliances and has ample wall and base units for storage. Adjacent is a modern bathroom with a bathtub and overhead shower, wash basin, and WC. In the hallway, there is fitted storage and a study corner at the rear, offering spectacular views from the window.

Upstairs, the larger-than-average double bedroom benefits from fitted wardrobes. The property has been decorated in a neutral style and features period elements such as large sash windows and a feature fireplace. Additionally, there is a private section of the garden, perfect for summer entertaining, accessible via the side of the building. There is also an opportunity to purchase a share of the freehold, adding long-term appeal for prospective buyers.

Thurlow Hill is ideally located on a quiet residential street within walking distance of Tulse Hill Station, West Dulwich Station, and the lovely Brockwell Park.

### Herne Hill

020 7501 8950 | [hernehill@winkworth.co.uk](mailto:hernehill@winkworth.co.uk)

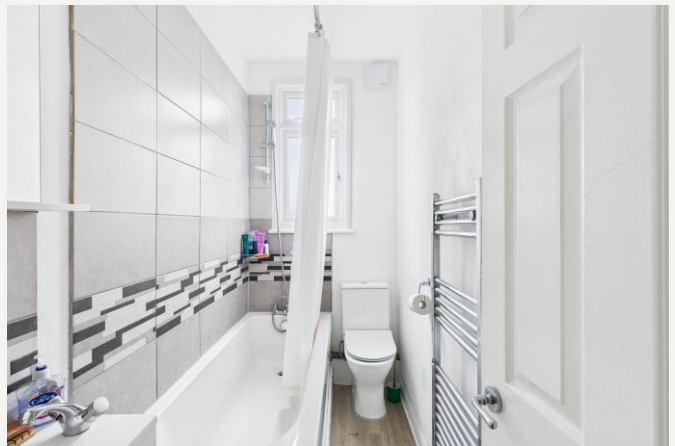
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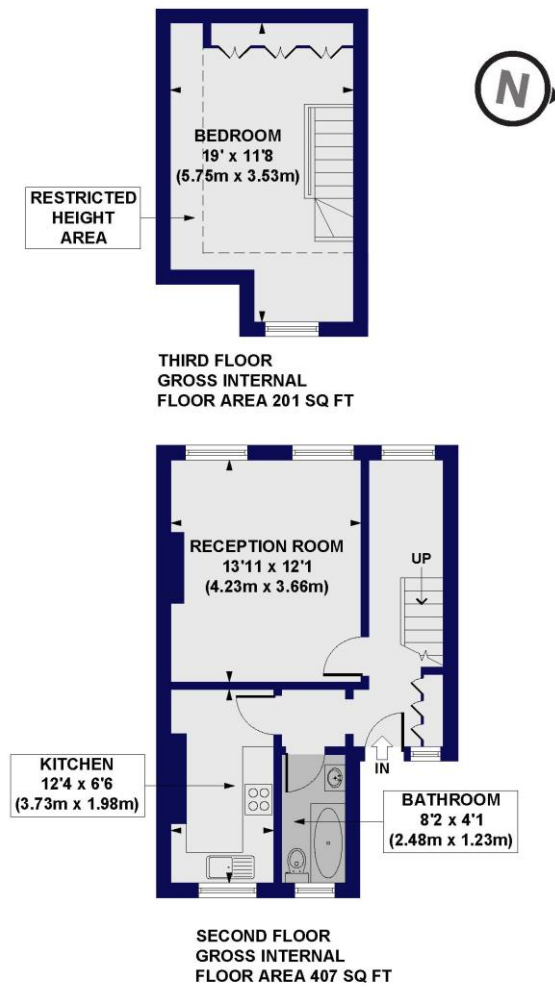






## Thurlow Hill, SE21

Approx. Gross Internal Floor Area 609 sq. ft / 56.55 sq. m (Including Restricted Height Area)  
Approx. Gross Internal Floor Area 546 sq. ft / 50.69 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 92 years

**Service Charge:** ASK AGENT

**Ground Rent:** £300 Annually

**Council Tax Band:** C

**EPC rating:** C

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