



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

This light, bright and airy flat is full of windows, ideally angled to allow privacy, and with its west-facing sitting room provides daily stunning sunsets from its vantage point on the second floor of an attractive building on a hill.

The flat offers excellent storage, particularly in the larger-than-average bedroom, and hallway. The kitchen has space for a full-sized fridge freezer, with ample cupboards and potential for additional shelving and tailoring subject to its future owner's preferences. The study area preserves the distinct separate living room - which has space for a dining table and chairs - but this space could equally be put to alternate use.

The property is ripe for a future owner to put their stamp on it, with its neutral decor, share of garden and opportunity to buy share of freehold as part of the conveyancing process.

The property is tucked away on a quiet residential street, but is moments away from excellent transport links including Tulse Hill (for trains into London Bridge, St Pancras and Blackfriars), West Dulwich (for Victoria) and regular buses to Brixton and beyond.

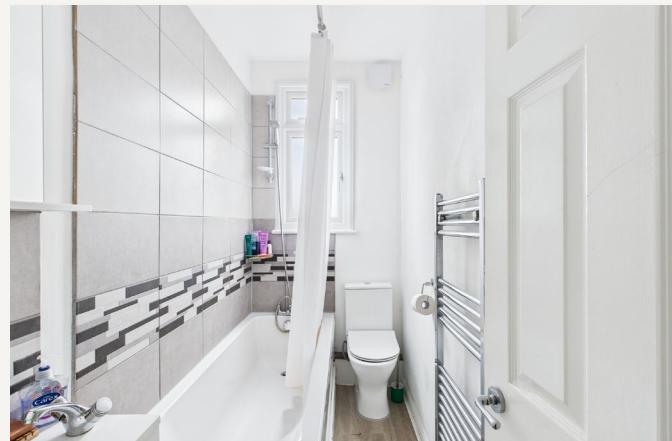
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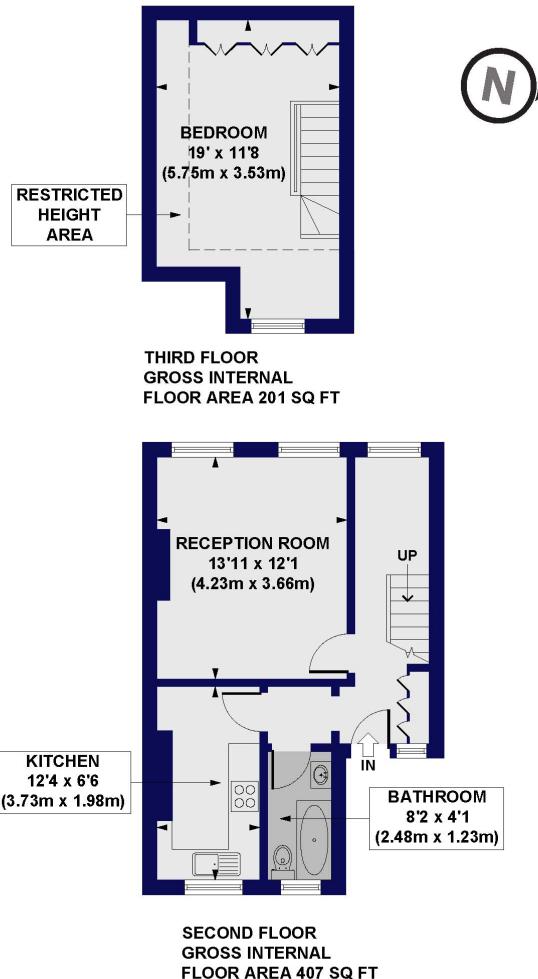




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Approx. Gross Internal Floor Area 609 sq. ft / 56.55 sq. m (Including Restricted Height Area)

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, the 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 (92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Leasehold

Term: 92 years 10 months

Service Charge: ASK AGENT

Ground Rent: £300 Annually

Council Tax Band: C

EPC rating: C

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