



Dulwich Road, SE24

£600,000 *Leasehold*



Occupying the entire hall floor of an attractive period building on Dulwich Road, this beautifully proportioned one-bedroom conversion flat offers wonderful living space with direct access to a private section of garden backing onto Brockwell Park.

Flooded with natural light, the reception room is set to the rear of the property and showcases high ceilings, detailed cornicing, and elegant

KEY FEATURES

- Elegant period features throughout
- Generous bay-fronted bedroom
- High ceilings & original shutters
- Modern kitchen with integrated appliances
- Stylish, contemporary bathroom
- Chain free & share of freehold



Herne Hill

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French doors with original shutters opening onto steps that lead to the garden. Perfect for entertaining or relaxing, this space enjoys charming views of mature greenery beyond.

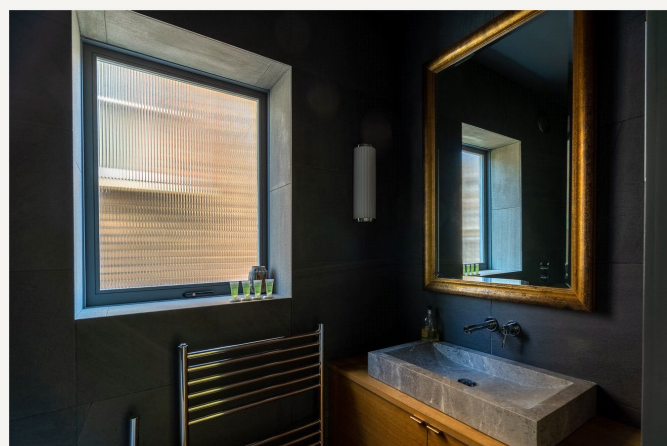
The bedroom sits at the front of the flat, featuring a striking bay window and a full wall of built-in wardrobes with overhead storage, ensuring ample space without compromising on style. The kitchen has been thoughtfully designed with modern cabinetry, a striking star-patterned tiled splashback, integrated oven and hob, integrated dishwasher, and space for further appliances.

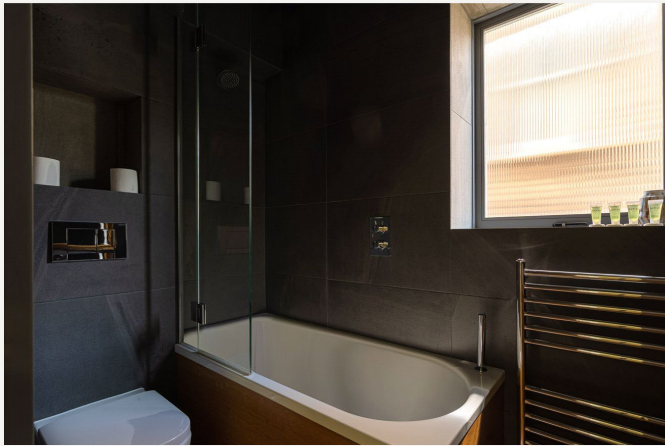
The sleek bathroom offers a sophisticated feel, complete with bath and overhead shower, contemporary stone basin set into a bespoke vanity unit, and high-quality fixtures throughout.

Outside, the private section of garden is mainly laid to lawn with mature planting and gated side access — creating a peaceful retreat right on the edge of Brockwell Park.

The location is fantastic: moments from Herne Hill's popular selection of independent restaurants, cafes, shops, and the renowned Sunday market, with excellent transport links via Herne Hill station (Victoria, Thameslink, Blackfriars).

Offered to the market chain free and with a share of freehold, this is a truly special home in a prime Herne Hill location. Early viewing is highly recommended.



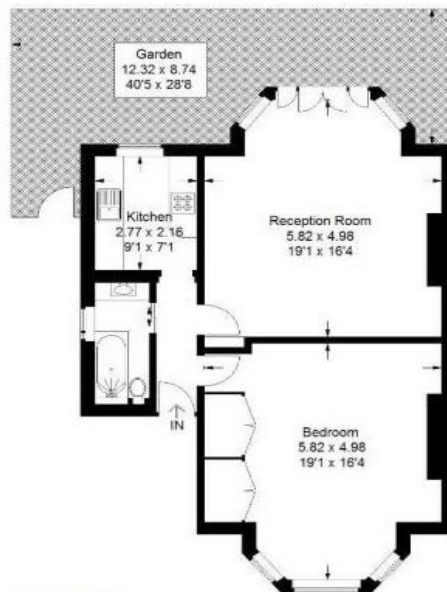


MATERIAL INFO

Tenure: Leasehold (RTM)
Term: 93 year and 10 months
Council Tax Band: D
EPC rating: D

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Approximate Gross Internal Area
67.5 sq m / 727 sq ft



Ground Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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