



Thurlow Park Road, SE21

Offers IEO: £400,000 *Leasehold*

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KEY FEATURES

- Two-bedroom flat
- Bright living room
- Separate fitted kitchen
- Modern bathroom suite
- Good natural light
- Well-proportioned rooms
- Period building setting
- Brockwell Park nearby

Set within an attractive period building on Thurlow Park Road, this bright and well laid out flat offers a calm, comfortable feel with well-proportioned rooms and excellent natural light. You enter into a central hallway that leads through to a generous living room, a welcoming space for everyday relaxing with plenty of room for both seating and a dining table. The kitchen is arranged separately and fitted with modern units and good worktop space, making it practical for daily use while keeping the main reception room nicely uncluttered. There are two bedrooms, with the principal bedroom offering excellent proportions and the second bedroom lending itself well as a guest room, nursery or home office. The bathroom sits off the hallway and is finished in a clean, contemporary style. Overall, this is a well balanced home that feels easy to live in, with a simple flow, strong natural light and a location that puts you within easy reach of local amenities and transport.

Thurlow Park Road is well placed for the amenities and transport links of both West Dulwich and Tulse Hill, with a good mix of independent cafés, shops and everyday conveniences close by. Tulse Hill station is within easy reach and provides regular services into central London, while West Dulwich station offers additional connections. Brockwell Park is also nearby, along with other excellent green spaces across the Dulwich area, making the location ideal for buyers looking for a strong residential setting with easy access into the City and West End.

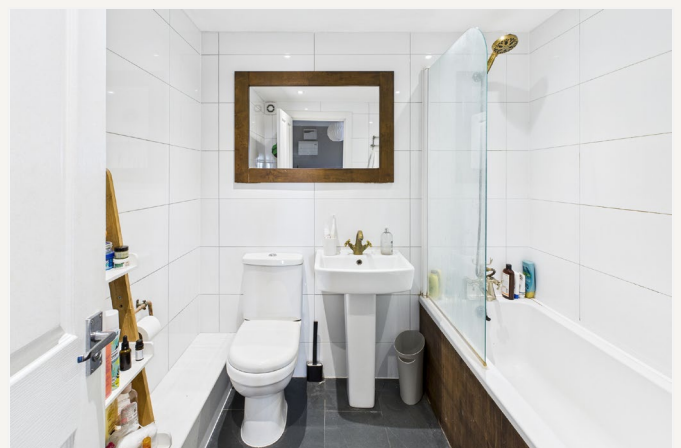
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 166 year and 5 months

Council Tax Band: D

EPC rating: D

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