



## Thurlow Hill, SE21

£625,000 *Freehold*

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### KEY FEATURES

- Split level period flat
- Two double bedrooms
- Separate study or nursery
- Open plan kitchen living
- Premium appliances fitted 2022
- Newly fitted bathroom 2022
- Direct garden access
- Rewired in 2022

This beautifully presented split level garden flat offers a brilliant balance of space, quality and practicality, arranged across the ground and lower ground floors of a handsome period building on Thurlow Hill. The accommodation is thoughtfully laid out with the sleeping space tucked away on the lower ground floor. Here you will find two genuinely generous double bedrooms, both recently recarpeted, along with excellent under stairs storage and a smartly finished family bathroom to the rear. The bathroom was newly fitted in 2022 and includes a separate bath and thermostatic shower, with considered details such as a mirror demister and integrated charging points. A door from this level leads directly out to the rear garden, creating a lovely everyday flow between inside and out, with the added benefit of side access. A real highlight is the south facing garden, which comes into its own in the warmer months and enjoys sunshine from late morning through to the evening. The frontage also benefits from morning sun from spring through to autumn, adding to the bright, uplifting feel of the home. Upstairs, the main living space is bright and sociable, with an open plan kitchen, dining and reception room that enjoys attractive frontage and shutters. The kitchen was fitted in 2022 with premium finishes and a full suite of integrated appliances, including twin ovens, a warming drawer, five ring induction hob, Quooker tap, and excellent storage with a large larder. Completing the upper level is a separate study or nursery, ideal for working from home or occasional guest space, plus access to loft storage for those extra bits you want neatly out of sight. The property also benefits from a full rewire carried out in 2022. Thurlow Hill is ideally placed for the best of Tulse Hill, West Dulwich and Herne Hill. Tulse Hill station is a short walk away for fast, regular services into London Bridge and Blackfriars, while West Dulwich station provides excellent links into Victoria. Brockwell Park, Herne Hill Market and the independent cafés and restaurants around Herne Hill and Dulwich are all close by, making this a superb spot for both weekday convenience and weekend life.

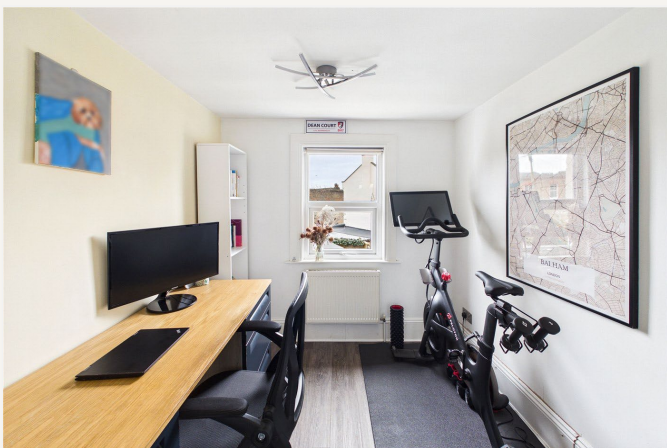
### Herne Hill

020 7501 8950 | hernehill@winkworth.co.uk

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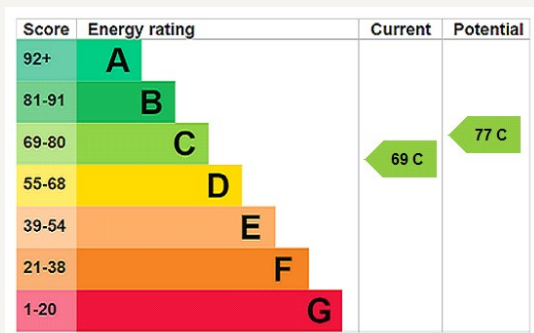
for every step...











## MATERIAL INFO

**Tenure:** Freehold  
**Ground Rent:** £40 Annually  
**Council Tax Band:** B  
**EPC rating:** C

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