



CROXTED ROAD, SE21
£1,150,000 LEASEHOLD

PERIOD CHARACTER, LAYERED INTERIORS AND LUSH GARDEN LIVING BETWEEN HERNE HILL AND DULWICH

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

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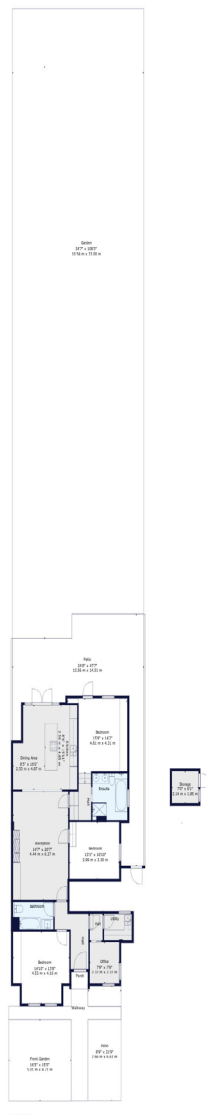
DESCRIPTION:

Tucked away between Herne Hill and West Dulwich—and just a short stroll from the cafés and boutiques of Dulwich Village and the open green expanse of Brockwell Park—this beautifully extended four-bedroom apartment offers a rare combination of entertaining space, craftsmanship, and leafy seclusion.

Occupying the ground floor of an attractive period home, the apartment has been extensively refurbished with thoughtful detail at every turn. A generous open-plan kitchen and dining space sits beneath a dramatic pitched skylight. Bespoke-timber French doors open onto a peaceful and mature 33m garden, the perfect place to unwind and entertain. There is also convenient side access from the front of the property. The front garden is beautifully landscaped and sets the tone from the moment you arrive—combining curb appeal with a welcoming sense of privacy. Inside, the layout flows seamlessly into a large open plan living space. A characterful dining nook is cleverly recessed, while the reception area is centred around a feature fireplace and laid with original timber flooring. All four bedrooms are well-proportioned and bright, with the principal bedroom offering direct garden access and built-in wardrobes. The apartment also includes a separate utility area and a dedicated office space, blending beauty with everyday practicality. Two stylish bathrooms add further depth to the home's personality—one with a calming, moody palette and warm brass accents, the other featuring twin basins and elegant tiling. Storage has been thoughtfully incorporated throughout, with bespoke joinery and subtle design decisions that enhance both flow and function.

Close to a number of outstanding state schools and renowned private schools, this home is perfectly placed for family life or those seeking a refined retreat with easy access to the best of Herne Hill, West Dulwich and beyond. With so many unique features and thoughtful touches, this is a home best experienced in person.





TOTAL: 1474 sq. ft, 137 m²
GROUND FLOOR: 1474 sq. ft, 137 m²

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 Winkworth. 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.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold/ Right to Manage

Term: 175 years

Service Charge: £1000 per annum

Ground Rent: £200 Annually (subject to increase)

Council Tax Band: C

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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