



## Thurlow Hill, SE21

Offers IEO: £460,000 *Leasehold*

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### KEY FEATURES

- Stylish first floor home
- Bright bay fronted lounge
- Separate modern kitchen
- Two bedrooms
- Contemporary bathroom
- Excellent storage throughout
- Large loft storage
- Near West Dulwich station

Set on the first floor of an attractive Victorian building in West Dulwich, this beautifully renovated two bedroom apartment blends period character with a crisp contemporary finish. A welcoming hallway with a tall bank of built-in cupboards leads to a bright, south-west facing living room. Large timber double-glazed sash windows draw in natural light, while the decorative fireplace and painted floorboards add warmth and character. The sleek eat-in kitchen sits separately, fitted with integrated appliances, generous cabinetry and stone-effect worktops. There are two bedrooms: a well-proportioned principal room to the rear and a smaller double that works perfectly as a guest room or study. The modern bathroom is finished in clean white tiling with built-in storage and a rainfall shower over the tub. Additional benefits include double glazing throughout, on-street parking and a sizeable loft space for storage.

Thurlow Hill sits between West Dulwich and Tulse Hill, moments from excellent transport. West Dulwich and Tulse Hill stations provide fast routes into London Bridge, Blackfriars, St Pancras and beyond, with frequent buses to Herne Hill and Brixton for the Victoria Line. Green space is abundant: Brockwell Park is close by for the Lido, tennis courts and weekend Parkrun, while Dulwich Park and Dulwich Village offer leafy walks, galleries and cafés. Local amenities include much-loved gastro pubs, artisan bakeries and independent shops along Rosendale Road and Norwood Road.

### Herne Hill

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Total area : approx. 67 sq. meters (721 sq. feet)

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 111 year and 3 months

**Service Charge:** TBC

**Ground Rent:** TBC

**Council Tax Band:** C

**EPC rating:** C

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