



BECKWITH ROAD, SE24

OFFERS IN EXCESS OF: £375,000 SHARE OF FREEHOLD

**A BEAUTIFUL GROUND-FLOOR FLAT IN THE
HEART OF THE NORTH DULWICH TRIANGLE**

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DESCRIPTION:

Discover this beautifully presented ground-floor flat in Wesley Court, a charming purpose-built block located on the sought-after Beckwith Road. Offering a serene setting within the heart of the North Dulwich Triangle, this one-bedroom property provides a delightful blend of modern living and traditional style, perfect for first-time buyers or investors.

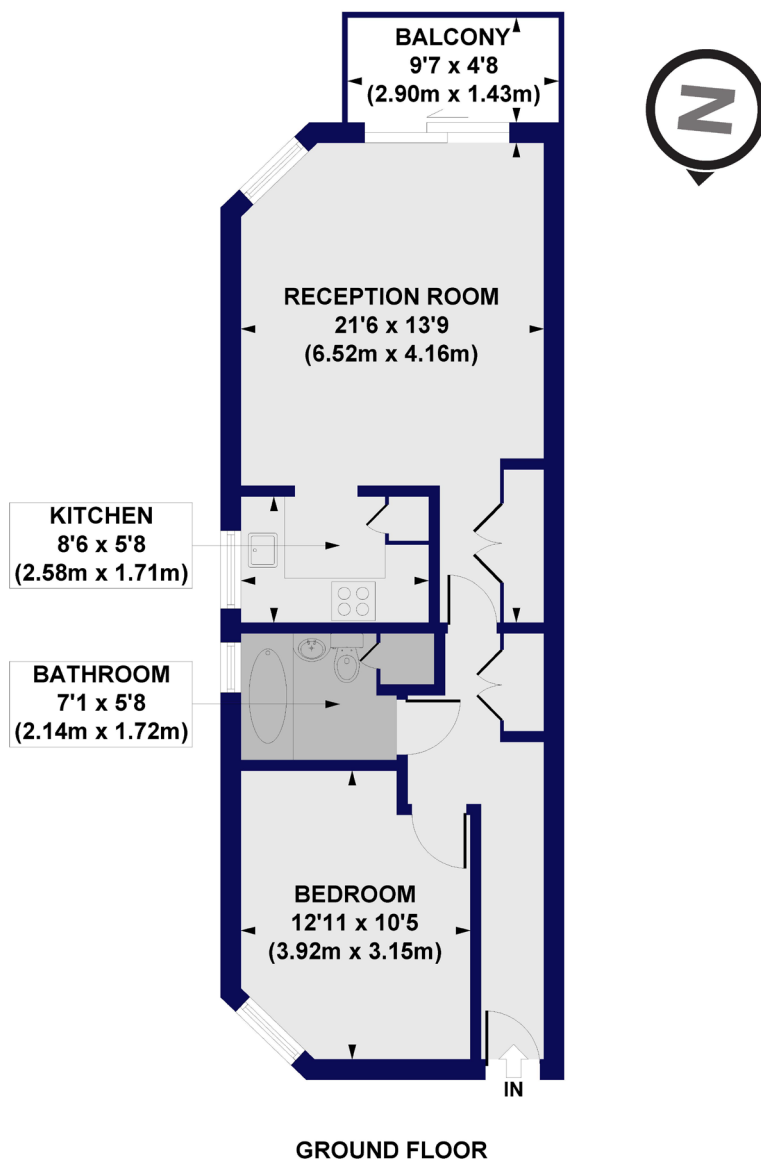
Upon entering, you're greeted by a light-filled reception and dining room, boasting generous proportions for relaxing or entertaining. This space seamlessly connects to a private patio overlooking the communal gardens, an ideal spot to unwind with a morning coffee or evening drink. The separate kitchen has been tastefully designed with sleek cabinetry, ample storage, and integrated appliances to cater to your culinary needs. The spacious double bedroom offers a tranquil retreat with large windows inviting natural light, while the bathroom is fitted with a bath, overhead shower, and stylish tiling.

Residents enjoy the added benefit of off-street parking and a communal garden, complementing the private outdoor space. The property is conveniently located near Herne Hill, Dulwich Village, and their respective amenities, including independent shops, cafés, and restaurants. The renowned Brockwell Park and Dulwich Park are within walking distance, offering picturesque settings for recreation and relaxation.





Wesley Court, Beckwith Road, SE24
 Approx. Gross Internal Floor Area 547 sq. ft / 50.82 sq. m



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 CP Creative. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold
Term: 980 year and 11 months
Service Charge: £2761.48 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band:
 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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