



DALKEITH ROAD, SE21
£470,000 SHARE OF FREEHOLD

Winkworth



DALKEITH ROAD, SE21

A great opportunity to create a wonderful family home. This three-bedroom Edwardian terraced Maisonette is in need of full renovation and is set on a quiet residential street in Herne Hill just a short walk to the station, Dulwich Village and the lovely Brockwell Park.

This property presents a unique opportunity for those with a vision and a passion for renovation, as it offers excellent scope for improvement. The property briefly comprises of a large reception room to front, a separate kitchen to rear, two double bedrooms & a single bedroom/ study, a bathroom and separate WC and a private section of the garden. The property can also be extended into the loft STPP.

Ideally located for the amenities and transport links of Herne Hill and West Dulwich and also only a short walk to the ever-popular Dulwich Village. The property is also in close proximity of both Rosendale Primary School and Dulwich College.

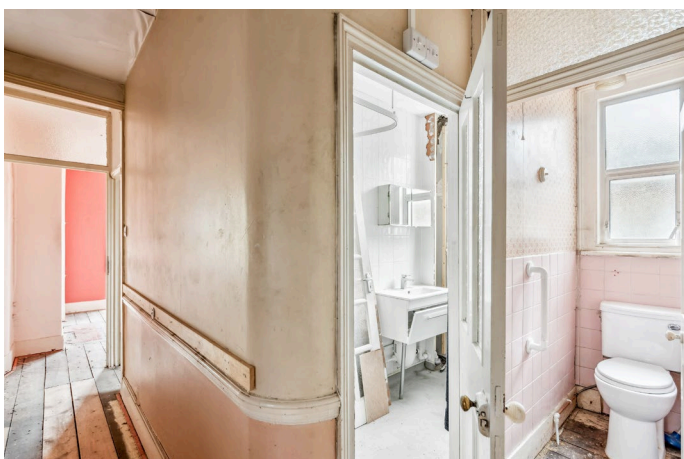
Offered with a Share of Freehold, this Maisonette is available to **CASH BUYERS ONLY** - early viewings are recommended!

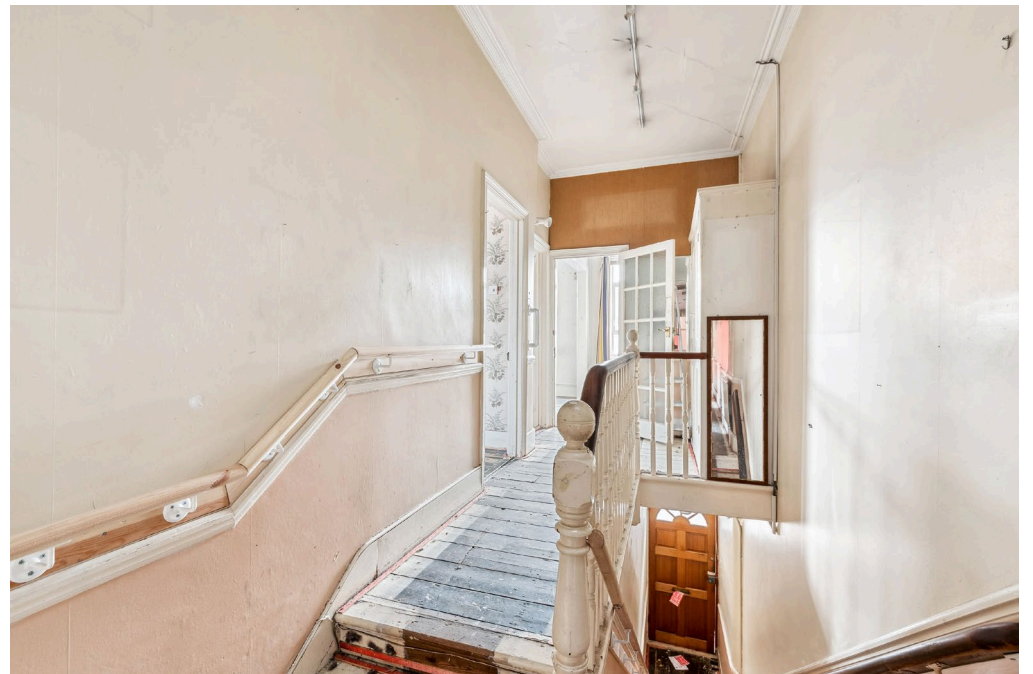
AT A GLANCE

- Edwardian Maisonette
- Three Bedrooms
- Large Reception Room
- Separate Kitchen
- Bathroom with Separate W.C
- Private Section of Garden
- In Need of Full Renovation
- Potential to Extend into Loft STPP.
- Share of Freehold (101 years remaining)
- Lambeth Council Tax Band: D
- Cash Buyers ONLY

LOCATION

Herne Hill





Dalkeith Road, London, SE21

Approximate Gross Internal Area = 944 sq ft / 87.7 sq m

Loft = 237 sq ft / 22.0 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 158 sq ft / 14.7 sq m

Total = 1339 sq ft / 124.4 sq m

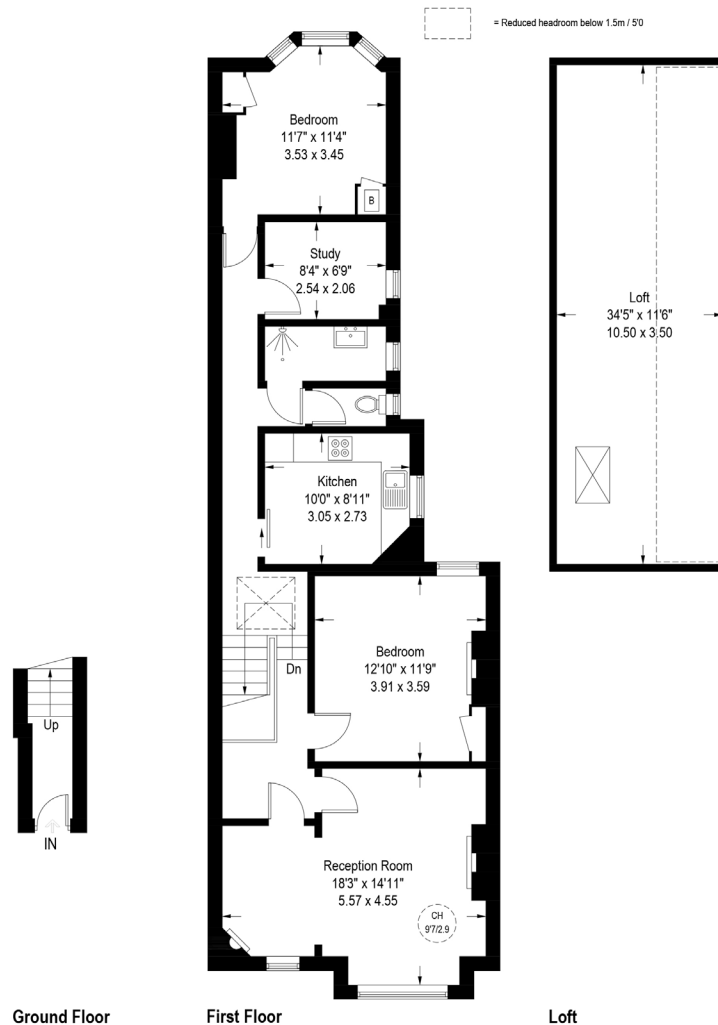


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1028460)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

