



Dulwich Road, SE24

£500,000 *Share of Freehold*

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KEY FEATURES

- Period conversion flat
- Two spacious double bedrooms
- Elegant sash windows and high ceilings
- Original fireplace in reception
- Separate kitchen and bathroom
- Scope to renovate and personalise
- Moments from Brockwell Park
- Close to Herne Hill station and local amenities

Nestled just moments from Brockwell Park and the vibrant heart of Herne Hill, this spacious flat offers an exciting opportunity to craft a home entirely to your own taste. Set within a handsome period building, it retains striking original features and benefits from generously proportioned rooms throughout.

The bright reception room features large sash windows and a beautiful original fireplace, creating a charming focal point and allowing plenty of natural light to flood in. The two bedrooms are both well-sized, offering flexible layouts for restful retreats or inspiring workspaces. A separate kitchen, bathroom, and additional storage space complete the layout, providing a solid foundation for

renovation. Outside, Herne Hill's beloved Sunday market, independent shops, cafés, and excellent transport links are right on the doorstep, with Brixton's lively scene also close by.

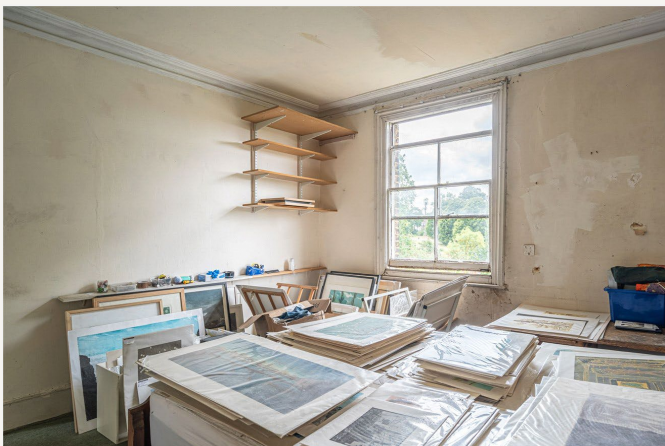
Herne Hill

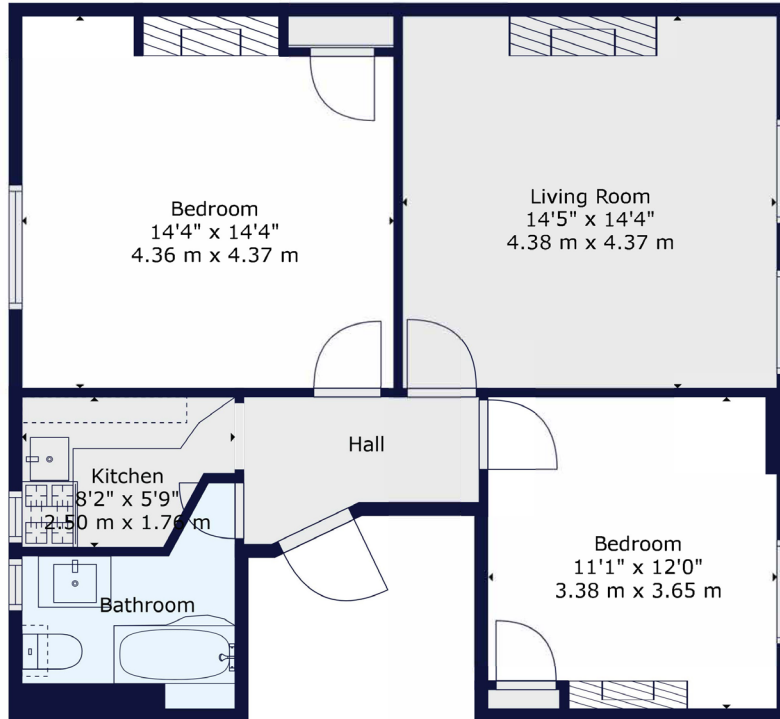
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TOTAL: 697 sq. ft, 65 m²

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold
Term: 944 year and 11 months
Council Tax Band: D
EPC rating: D

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