



Dulwich Road, SE24

Offers IEO £475,000 *Share of Freehold*



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.

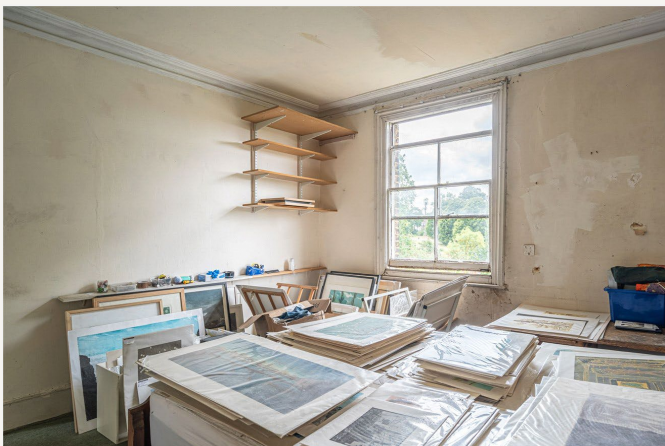
Herne Hill

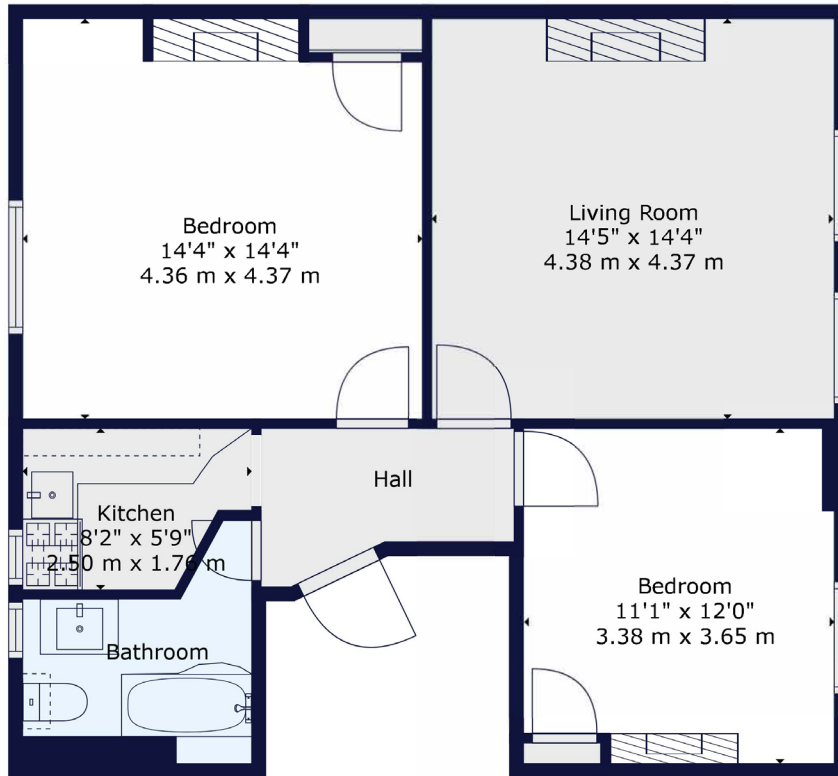
0207 501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...







Winkworth

TOTAL: 697 sq. ft, 65 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.



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

Herne Hill

0207 501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...

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.