



Hambledon Place, SE21
£3,500,000

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In general

- An substantial Georgian style detached family house with additional coach house
- Set within a prestigious gated development
- Main house - gross internal area of 2371 sq ft
- 5 bedrooms, 3 bathrooms (2 en-suite)
- 2 reception rooms, large L shaped kitchen/breakfast /family room
- Study, utility room, cloakroom
- Landscaped gardens
- Separate coach house – gross internal area -1470 sq ft
- 1 bedroom, bathroom, kitchen, double reception room, garage
- Beautifully presented throughout
- Prime location in Dulwich
- No onward chain

In detail

Built in 1983 and situated within this prestigious gated development, this imposing detached family house with additional coach house conveniently located just a short distance from the heart of Dulwich Village.

With a gross internal are of 2371 sq ft this attractive Georgian style house offers excellent living accommodation comprising master bedroom with en-suite and dressing area, 4 further bedrooms, 2 bathrooms (1 en-suite), 2 reception rooms, large l shaped kitchen/breakfast room, utility room, study, downstairs cloakroom and spacious reception hall. Externally there are attractive landscaped gardens surrounding the property and a driveway for several vehicles. In addition there is a separate 2 storey coach house with further living space of 1470 sq ft. The accommodation comprises 1 bedroom, bathroom, fitted kitchen, large double reception room and garage.

Hambledon Place is well located just a short distance from Dulwich Village with its excellent schools, Picture Gallery, shops and restaurants. The nearest railway stations are West Dulwich (Victoria, Blackfriars) and North Dulwich (London Bridge) with frequent services into central London. Offered with no onward chain. (EPC– E)

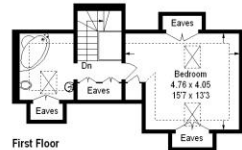


Floorplan

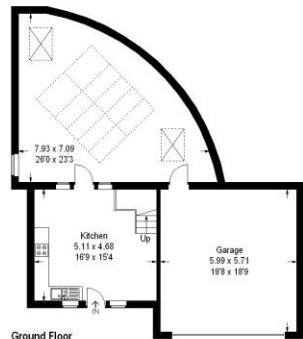
Hambledon Place, SE21

Approximate Gross Internal Area
Ground Floor = 111.6 sq m / 1201 sq ft
First Floor (Excluding Void)
108.7 sq m / 1170 sq ft
Coach House (Excluding Eaves)
136.6 sq m / 1470 sq ft
Total = 356.9 sq m / 3841 sq ft

Reduced headroom
below 1.5 m / 5'0"

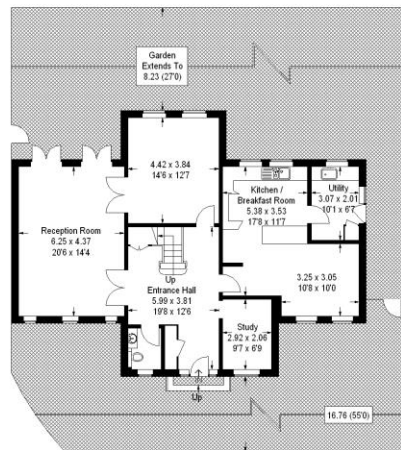


First Floor

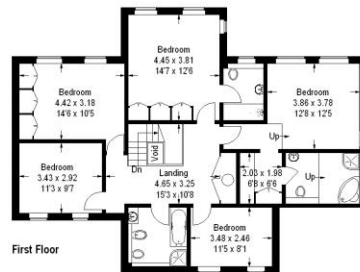


Ground Floor

Coach House



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		Directive 2002/91/EC

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