



Red Post Hill, London

SE21

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A fabulous family home EPC:E

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Reception Room | Kitchen/Dining Room | 5 Bedrooms | 2 Bathrooms (1 en-suite) | Shower Room | Garden | Utility Room | Cloakroom | Off-street Parking

Asking Price £1,750,000 Freehold

### Description

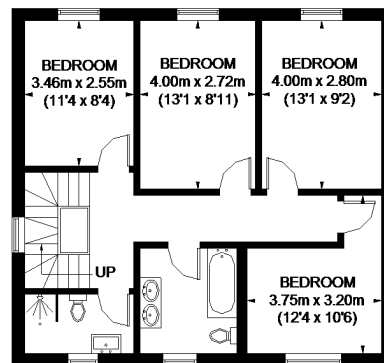
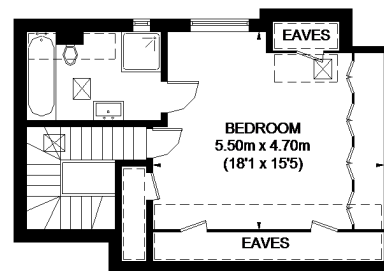
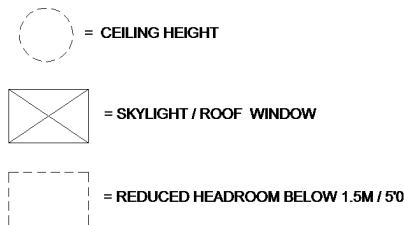
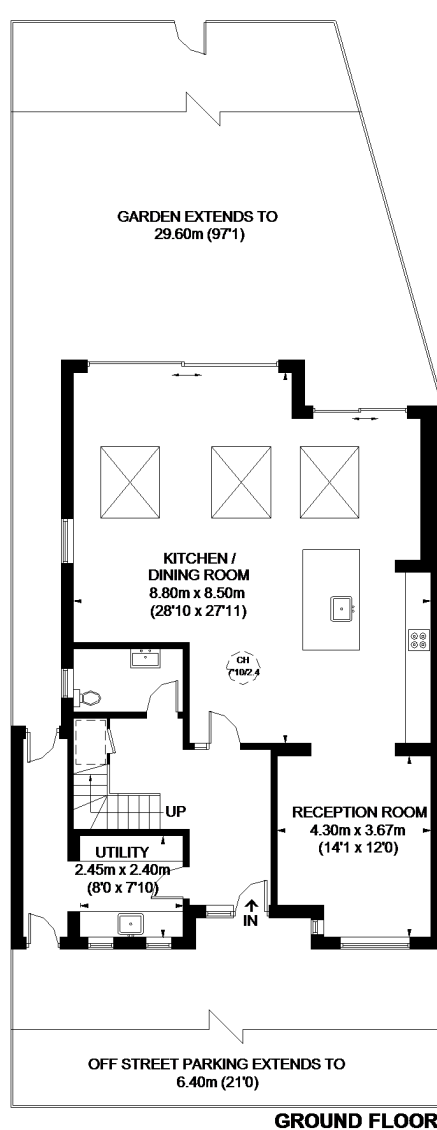
A fabulous family home in an excellent location. The house is extremely spacious and has a wonderfully airy reception space with underfloor heating and opens onto a large patio. The house has the advantage of a utility room with external access for bikes etc and off-street parking. The master bedroom benefits from an en-suite bathroom; in addition there is a family bathroom and separate shower room. The garden extends to 97 ft and has a green and private outlook, backing onto the lawn tennis club so it is not overlooked by other houses.

### Location

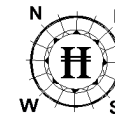
The house is in a very convenient location just on the edge of Dulwich Village, moments from North Dulwich train station, from where trains go to London Bridge. Herne Hill station is also only 0.7 miles away and trains go from there to London Victoria, Blackfriars, Luton Airport and St Pancras. Dulwich Village Infants, Dulwich Hamlet Junior and Charter Schools are all within 0.2 miles and the local private schools are also all within easy reach.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



# RED POST HILL



APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM / EAVES)  
GROUND FLOOR = 1228 SQ. FT. (114.1 SQ. M.)  
FIRST FLOOR = 722 SQ. FT. (67.1 SQ. M.)  
SECOND FLOOR = 358 SQ. FT. (33.3 SQ. M.)  
REDUCED HEADROOM / EAVES  
130 SQ. FT. (12.1 SQ. M.)  
TOTAL = 2438 SQ. FT. (226.6 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID282865)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



