



Clive Road, London

SE21

HAMPTONS
INTERNATIONAL

Beyond your expectations

A lovely, three bedroom, Victorian, terraced house

EPC:D

Hamptons International

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Double Reception Room | Kitchen/Dining Room | 3 Bedrooms | Bathroom | Shower Room | Garden | Cellar

Asking Price £1,195,000 Freehold

Description

A lovely, three bedroom, Victorian, terraced house in West Dulwich. It has a pretty front garden, well-proportioned rooms and a large loft that could be converted subject to planning. The kitchen/breakfast room is spacious and well appointed and has a door leading to a decked area in the west-facing garden which extends to 53 ft.

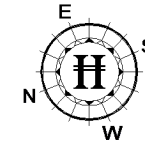
Location

The house is only 0.3 miles from Elm Wood Primary School and 0.6 miles from Kingsdale Secondary School. The renowned Dulwich independent schools are also easily accessible. This house is located at the northern end of the road, within easy reach of the shops and restaurants on Rosendale Rd & Croxted Rd. West Dulwich station is half a mile away with trains to London Victoria and the Thameslink line to Blackfriars, Kings Cross/St Pancras and Luton Airport.

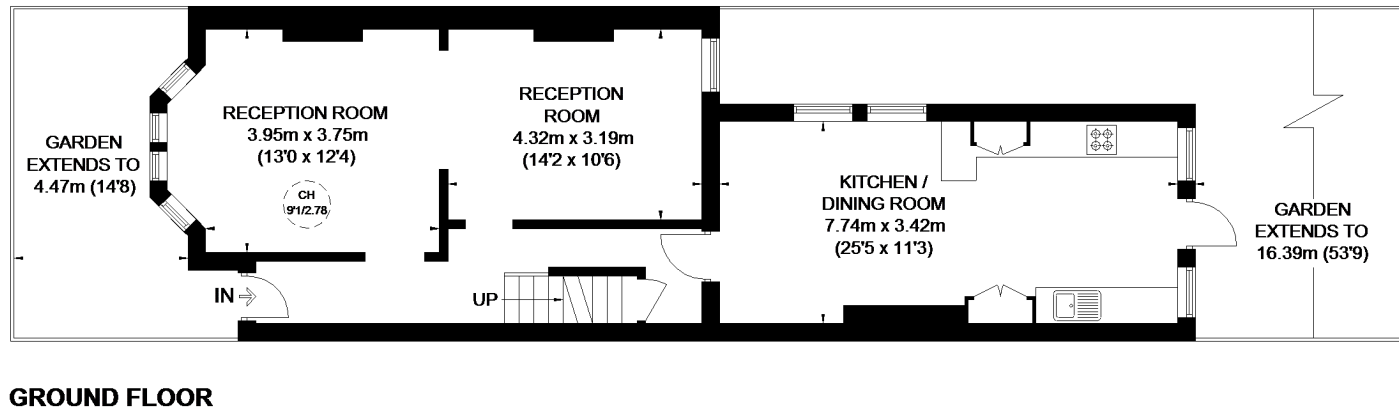
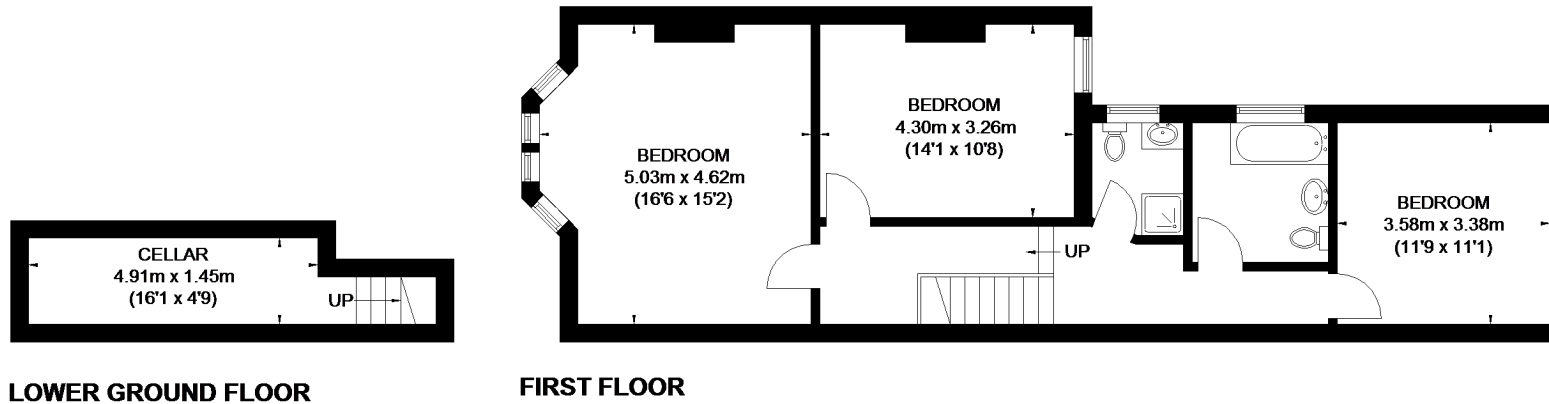


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

CLIVE ROAD



APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR
 94 SQ. FT. (8.7 SQ. M.)
 GROUND FLOOR = 748 SQ. FT. (69.5 SQ. M.)
 FIRST FLOOR = 766 SQ. FT. (71.2 SQ. M.)
 TOTAL = 1608 SQ. FT. (149.4 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 (ID449828)

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.

