

# HUNTERS®

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**Glazebrook Close, West Dulwich, SE21 8RR**

**Guide Price £315,000 to £400,000**

Property Images



# HUNTERS<sup>®</sup>

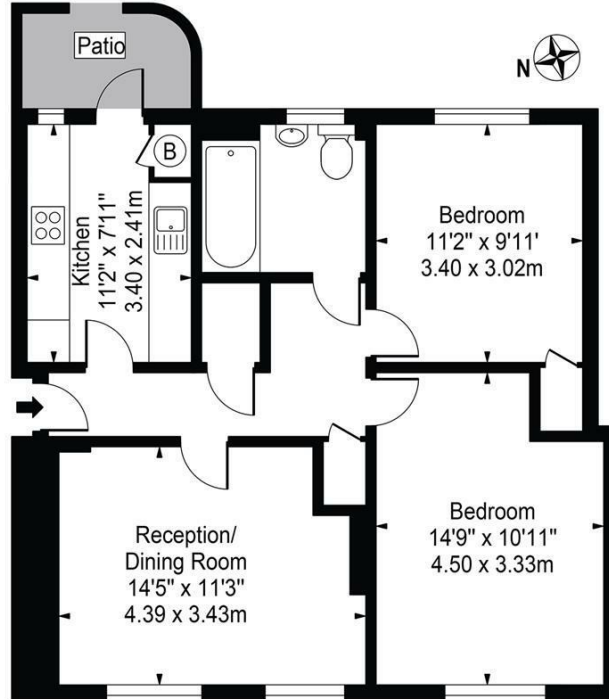
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## Property Images



## Glazebrook Close, SE21 8RR

Approx. Gross Internal Area 686 Sq Ft - 63.73 Sq M



### Ground Floor

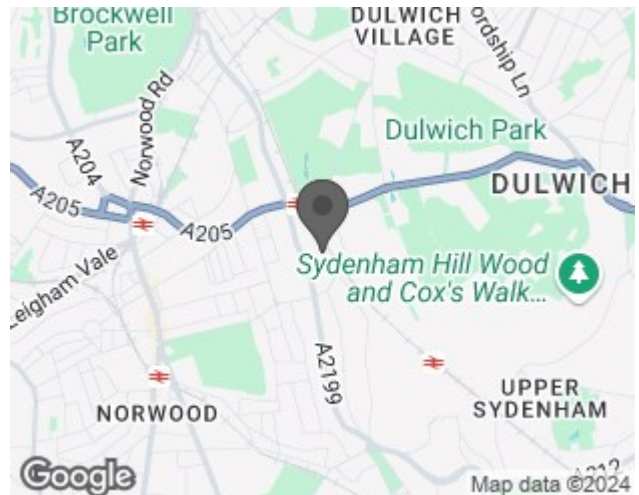
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

### EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		73	78
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Map



### Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Guide Price £315,000 to £340,000 - new to market is this two bedroom ground-floor property in proximity to East Dulwich station. Spanning approximately 650sqft and offering two double bedrooms, living room, a separate kitchen and a family bathroom this property would be perfect for a family home.

## Features

- Guide Price £315,000 to £340,000
- Ground Floor
- Private Balcony
- Separate Kitchen
- In proximity to station
- In proximity to schools
- In proximity to parks and green spaces
- West Dulwich

EPC D

COUNCIL TAX BAND C

LEASEHOLD

Guide Price £315,000 to 340,000

PLEASE VIEW OUR 360 DEGREE INTERACTIVE TOUR VIA THE VIRTUAL TOUR LINK. You can also see our full walk through the link to YouTube or a short video walk through via the link to TikTok.

Contact Hunters to arrange for FREE mortgage advice and obtain a MULTI LENDER agreement in principle.

Contact Hunters to arrange your free conveyancing quotation. Find out about potential costs including stamp duty, local authority and other searches from our partner conveyancing firm who have been voted in the top 1% of firms in the country.

Chain-Free and set on the ground-floor of this popular residential block moments from West Dulwich station is this two bedroom apartment. Spanning approximately 650sqft and offering two double bedrooms, a living room, a separate kitchen and a family bathroom this property would be perfect for a family home. The property also benefits from its own private balcony and also substantial Communal Gardens.

Glazebrook Close is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

Nearby West Dulwich station offers train services into London Victoria and London Blackfriars.

The property is offered with no onward chain and early viewing is advised.

Schools:

There are 3 schools locally that are under 1-mile.

Elm Wood Primary is 0.7 miles and is rated Outstanding by Ofsted.

Dulwich Primary is 0.9 miles.

Kingsdale Foundation is 0.8 miles and is rated Outstanding by Ofsted.

## Transport:

West Dulwich 0.3 miles  
Sydenham Hill 0.9 miles

West Dulwich goes directly to London Victoria

There are also multiple buses serving surrounding areas and also the City of London

## Recreation and Amenities:

Locally residents can enjoy multiple parks and green spaces including Dulwich Park, Belair Park and the Horniman Gardens and Museum

There is also a Plethora of Boutique Coffee Shop, Restaurants and Bars to be enjoyed locally.