



Beauval Road, Dulwich, SE22
Guide £595,000

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In general

- An attractive first floor Victorian conversion flat
- Spacious and well presented throughout
- Two double bedrooms
- Light and bright reception/dining room
- Fitted kitchen with integrated appliances
- Modern bathroom
- Access to a balcony via the kitchen
- Highly sought after location

In detail

An attractive first floor Victorian conversion flat for sale located on this highly sought after residential road in close proximity to both Dulwich Village and East Dulwich.

The property is presented in particularly attractive decorative order and offers spacious accommodation comprising two double bedrooms, a light and bright reception/dining room, contemporary bathroom and modern kitchen with integrated appliances. From the kitchen a door gives access to a balcony.

Dulwich Village is close-by with its boutiques, cafes and restaurants, popular parks and Picture Gallery. Lordship Lane is just a short distance with numerous shops, cafes, bars and restaurants. Local schools include Dulwich Village Infant School and Dulwich Hamlet Junior School both rated 'Outstanding' by Ofsted and there are also a number of world-renowned independent options such as James Allens' Girls School, Alleyn's School and Dulwich College. Rail links to central London are from North Dulwich (London Bridge), Herne Hill (London Victoria and Thameslink services to London Blackfriars, Farringdon and St. Pancras) and East Dulwich (London Bridge).

Internal viewing of this fine apartment is advised.

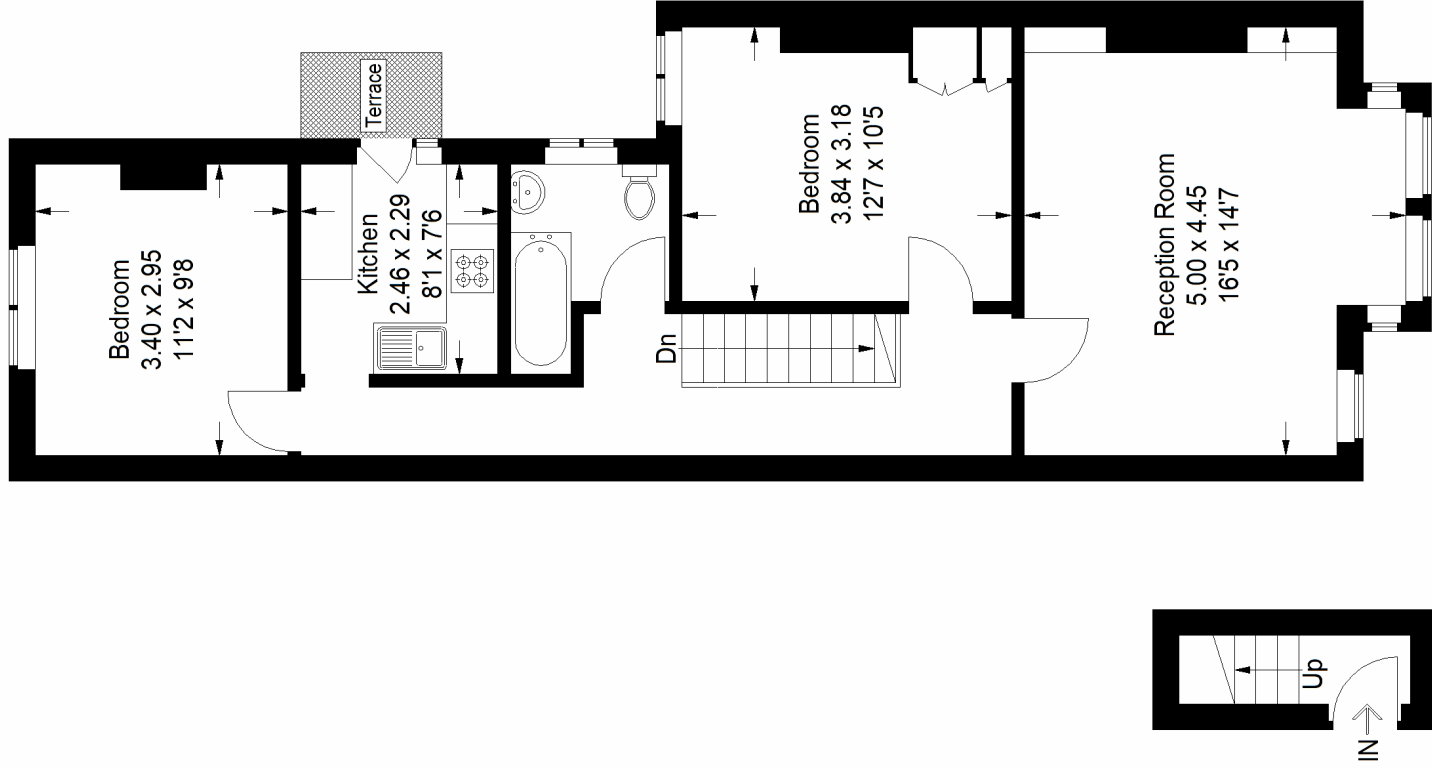
EPC: C | Council Tax Band: C | Lease Remaining: 96 years | SC: £640 | GR: £10 per annum | BI: TBC



Floorplan

Beauval Road, SE22

Approximate Gross Internal Area
 Ground Floor = 2.3 sq m / 25 sq ft
 First Floor = 65.9 sq m / 709 sq ft
 Total = 68.2 sq m / 734 sq ft



Ground Floor First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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