



Little Bornes, SE21
£949,950

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In general

- An attractive modern townhouse
- Spacious accommodation over four floors
- Large open-plan lounge/dining
- Four bedrooms
- Modern fitted kitchen
- Three bathrooms
- 49' south east facing landscaped garden
- Off street parking
- Highly sought after location

In detail

An attractive four storey townhouse for sale situated in this very popular residential cul-de-sac running off Alleyn Park, in Dulwich.

The property has been extended and refurbished to a very high standard creating a beautifully presented interior. The accommodation is flexible and offers four bedrooms, three bathrooms (one en-suite), two large reception rooms and a fitted kitchen. Externally to the front there is a driveway providing off street parking and to the rear a lovely south east facing landscaped garden, measuring 49'.

Little Borne is well located for access to Dulwich Village and Crystal Palace with their outstanding schools, parks, cafes and restaurants. The nearest railway stations are Sydenham Hill (London Victoria/London Blackfriars), Gypsy Hill (London Bridge/London Victoria), and West Dulwich (London Victoria/London Blackfriars). Bus services to central London run nearby on South Croxted Road.

Internal viewing of the stunning property advised.

EPC: D | Council Tax Band: E



Floorplan

Little Borne, SE21

Approximate Gross Internal Area

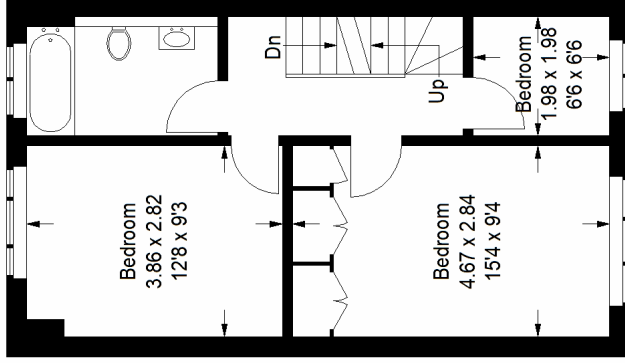
Ground Floor = 39.2 sq m / 422 sq ft

First Floor = 40.2 sq m / 433 sq ft

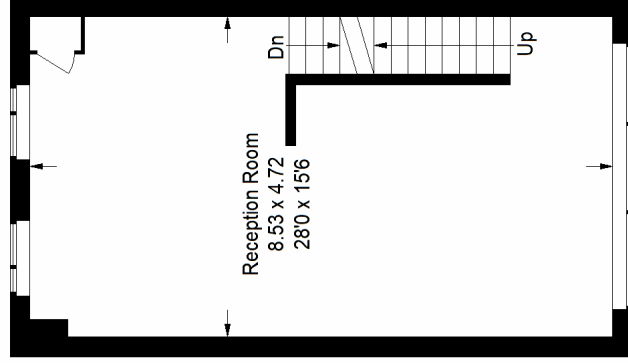
Second Floor = 40.2 sq m / 433 sq ft

Third Floor = 21.1 sq m / 227 sq ft

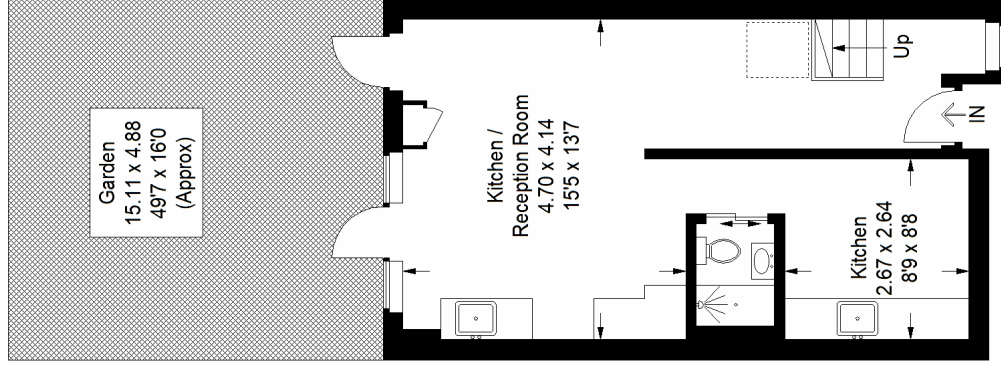
Total = 140.7 sq m / 1515 sq ft



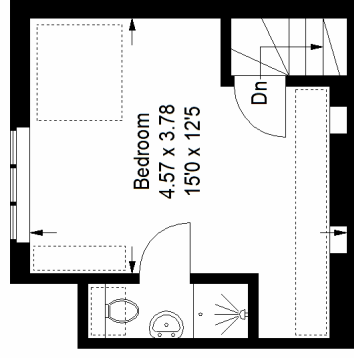
Second Floor



First Floor



Ground Floor



Third Floor



--- = Reduced headroom below 1.5 m / 5'0

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	79 C
39-54	E		
21-38	F		
1-20	G		

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