



Park Hall Road, SE21  
£375,000

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# In general

- An attractive second floor period apartment
- Upgraded and modernised to a high standard
- One double bedroom
- Lounge/dining room
- Fitted kitchen, bathroom
- Reception hall with space for dining table and chairs/ study area
- Attractive south facing communal garden
- Off street parking
- Very well presented
- Sought after and central location close to transport links and local amenities

# In detail

An attractive second floor period apartment for sale set within this substantial Victorian property on this popular residential road in West Dulwich.

The property has been modernised to a high standard and offers well-presented accommodation comprising of a good size double bedroom, lounge/dining room, fitted kitchen, modern bathroom and reception hall which allows space for a dining table and chairs and a study area. Externally to the rear there is an attractive south facing communal garden and to the front there is off street parking.

Park Hall Road is well located within easy reach of both West Dulwich and Dulwich Village with their parks, outstanding schools, numerous shops, cafes and restaurants. Excellent rail links to central London are from nearby West Dulwich (Victoria/Blackfriars), Tulse Hill (London Bridge/Blackfriars) and West Norwood (London Bridge/Victoria).

Offered with a Share of the Freehold.

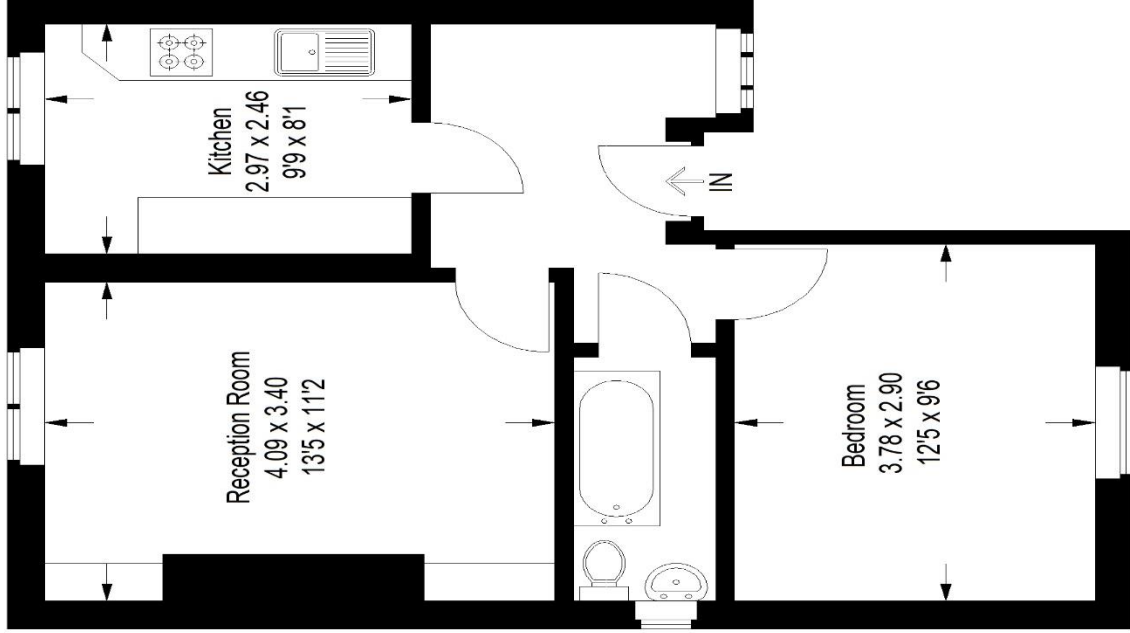
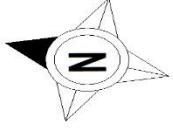
EPC: C | Council Tax: B | Lease: TBC | SC: N/A | GR: N/A | BI: £475



# Floorplan

**Park Hall Road, SE21**

Approximate Gross Internal Area  
44.4 sq m / 478 sq ft



## Second Floor

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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	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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