



Dalkeith Road, SE21
£850,000

020 8702 8111
pedderproperty.com

pedder



In general

- A stunning and extended split-level Edwardian maisonette for sale
- Upgraded and modernised to a high standard
- Exceptionally spacious - 1,447 sq ft
- Master bedroom with en-suite bathroom, three further bedrooms
- Second bathroom
- Front reception room
- Spacious Kitchen/breakfast room
- Private rear garden
- Very well presented throughout
- Share of Freehold

In detail

A stunning and extended split-level Edwardian maisonette for sale conveniently located in close proximity to Dulwich Village and Herne Hill.

The property has been upgraded and modernised by the current owner to a high standard creating a beautifully presented interior. With a gross internal area of 1,447 sq ft the property offers exceptionally spacious accommodation comprising a master bedroom with en-suite bathroom, three further bedrooms, second bathroom, front reception room and modern integrated kitchen/breakfast room. From the kitchen an internal staircase gives access to a private garden.

Dulwich Village is just a short walk away with its popular schools, parks, boutiques, cafes and restaurants. The outstanding Ofsted-rated Rosendale Primary school is close-by in Turney Road. Rail links to central London are from nearby West Dulwich (London Victoria and London Blackfriars), Tulse Hill (London Bridge and Thameslink line to London Blackfriars and St Pancras) and Herne Hill (London Victoria, Thameslink line to London Blackfriars and St Pancras). Bus services to central London run along Croxted Road.

An internal viewing of this exceptional apartment is advised.

Offered with a Share of the Freehold.

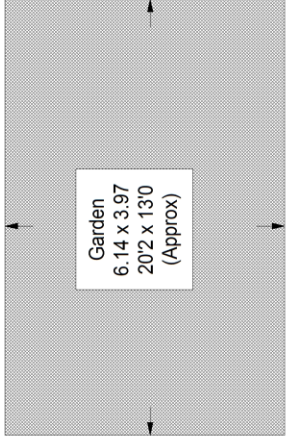
EPC: C | Council Tax Band: D



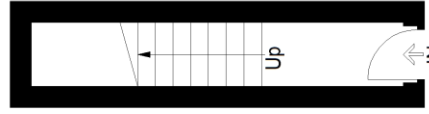
Floorplan

Dalkeith Road, SE21

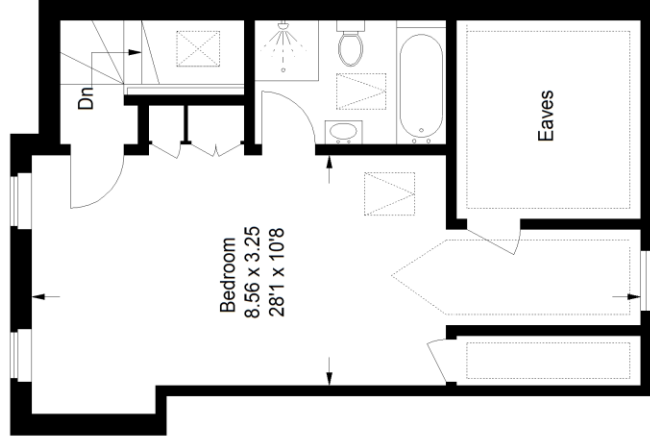
Approximate Gross Internal Area
(Excluding Eaves)
134.4 sq m / 1447 sq ft



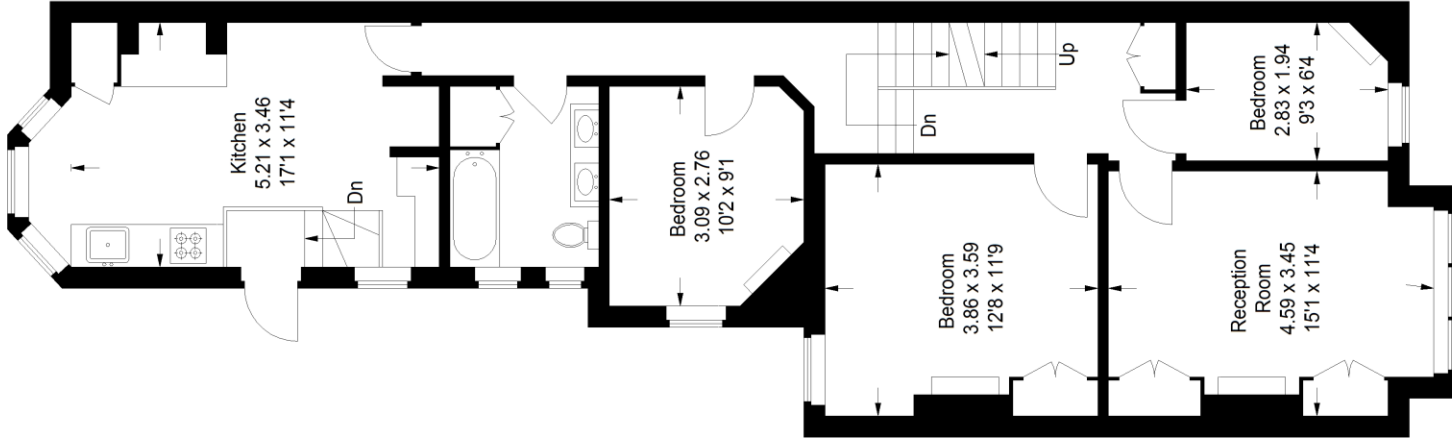
(Not Shown In Actual
Location / Orientation)



Ground Floor



Second Floor



First Floor

⋮ = Reduced headroom below 1.5 m / 5'0

Copyright www.pedderproperty.com © 2024

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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.