



Birkbeck Place, SE21 | Offers In Excess Of £475,000

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In General

- An attractive first floor conversion flat
- Refurbished to a high standard
- Two double bedrooms
- Lounge/dining room
- Study room
- Recently re-fitted kitchen
- Recently re-fitted bathroom
- Located on a popular residential road
- Close to excellent transport links
- No onward chain

In Detail

An attractive first floor conversion flat for sale situated on this popular residential road in Dulwich.

This bright and spacious property has been recently refurbished to a very high standard creating a stylish and contemporary interior.

The accommodation comprises two double bedrooms, open-plan lounge/dining room, fitted kitchen, modern bathroom and office/study.

Birkbeck Place is well located within easy reach of West Dulwich and Dulwich Village with their outstanding schools, parks, shops, restaurants, Picture Gallery and golf course. Herne Hill centre is also close by. Excellent rail links to central London are from nearby West Dulwich (Victoria) and Tulse Hill (London Bridge and Blackfriars).

Offered with no onward chain.

Internal viewing advised.

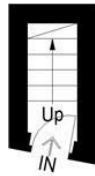
EPC: D | Council Tax Band: D | Lease Term Remaining: 99 Years | SC: £250 | GR: £250 | BI: TBC



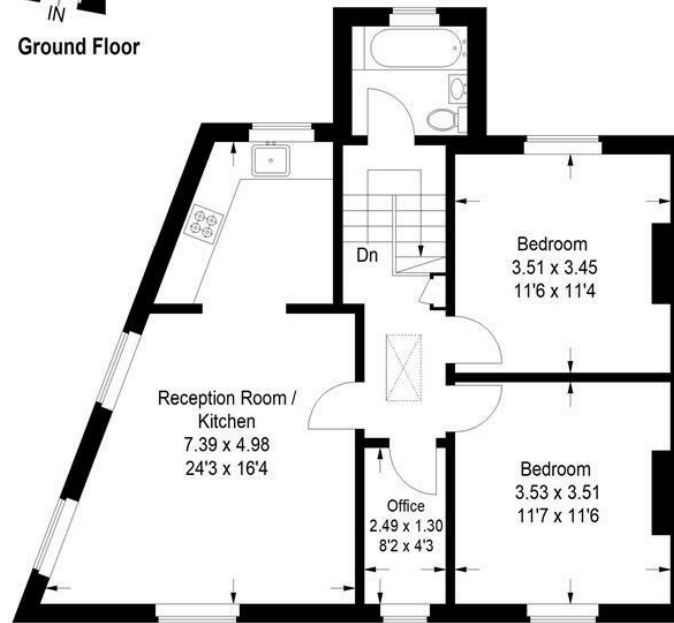
Floorplan

Birkbeck Place, SE21

Approximate Gross Internal Area
68.8 sq m / 740 sq ft



Ground Floor



First 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.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 102 plus) A | | | |
| 81-101) B | | | |
| 69-80) C | | | |
| 55-68) D | | | |
| 39-54) E | | | |
| 21-38) F | | | |
| 1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |