



Thurlow Hill, SE21 | Guide Price £699,950

02087028111

dulwichvillage@pedderproperty.com

pedder
We live local



In General

- An attractive semi-detached house for sale in Dulwich
- Spacious accommodation with a ground floor extension
- Three bedrooms
- Two reception rooms
- Fitted kitchen, breakfast room
- Bathroom, downstairs cloakroom
- 41' rear garden
- Off street parking
- Highly sought after location close to transport links
- Offered with no onward chain

In Detail

A semi-detached project house for sale located on this popular residential road, in close proximity to West Dulwich, Dulwich Village and Herne Hill. This house requires modernisation.

The property has been extended on the ground floor and offers spacious accommodation comprising of three bedrooms, two reception rooms, fitted kitchen, breakfast room, downstairs cloakroom and bathroom.

Externally to the rear there is a lovely 41 ft garden. To the front there is a drive providing off street parking. There may also be potential for extension into the loft space (subject to planning consents). Some modernisation and refurbishment will be required.

ThurLOW Hill is well located within easy reach of both Dulwich Village and Herne Hill with their numerous independent shops, cafes and restaurants. Nearby Dulwich Park, Belair Park and Brockwell Park offer beautiful green spaces.

The property is also well placed for OFSTED 'outstanding' primary and secondary state schools as well the renowned independent schools including James Allens Girls School, Alleyns School and Dulwich College.

Excellent rail links to central London are from nearby Tulse Hill (London Bridge and Blackfriars), West Dulwich (London Victoria and Blackfriars) and Herne Hill (London Victoria and Kings Cross/St Pancras).

Offered with no onward chain.

EPC: E | Council Tax Band E



Floorplan

Thurlow Hill, SE21

Approximate Gross Internal Area
Ground Floor = 67.9 sq m / 731 sq ft
First Floor = 48.3 sq m / 520 sq ft
Total = 116.2 sq m / 1251 sq ft



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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(81-91) 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		

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.