



**4 Bed
Apartment
located on South
Croxted Road,
West Dulwich.
SE21.**

Asking price £625,000



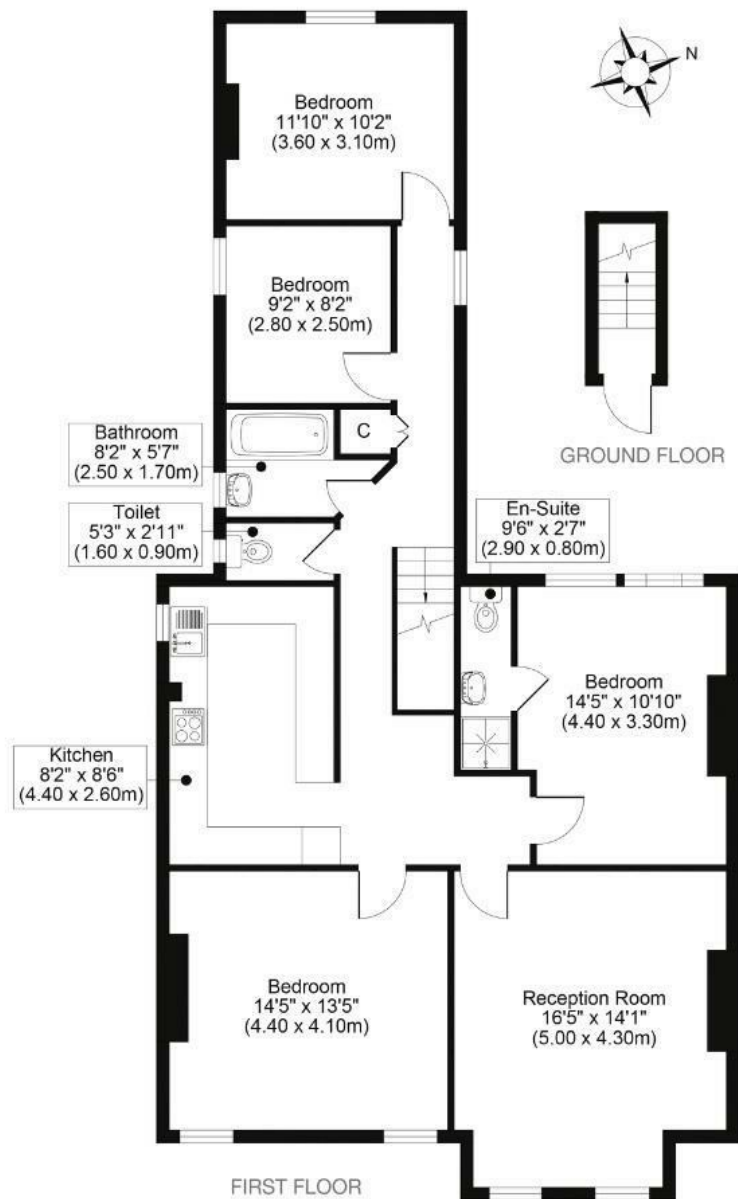
SECOMBE
estates

South Croxted Road
London
SE21 8BD

Living Room
Kitchen
Bedroom One
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom One
Bathroom Two



SOUTH CROXTED ROAD, SE21
TOTAL APPROX FLOOR PLAN AREA 1189 SQ.FT (110 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



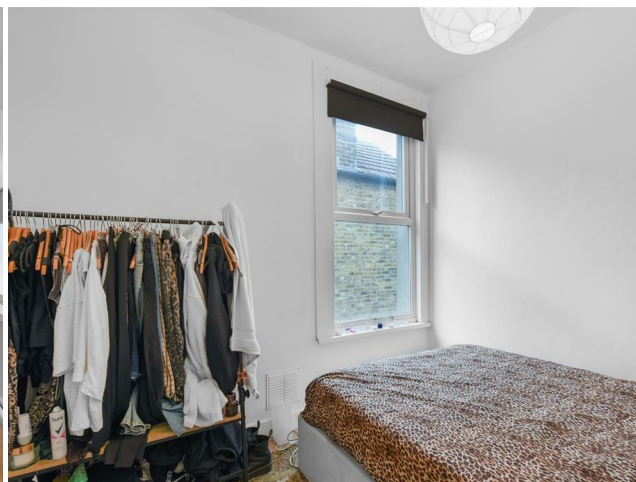
Welcome to South Croxted Road in West Dulwich! Here we have a four double bedroom apartment on the first floor of a stunning Victorian House. The apartment has a large separate living room and a kitchen in the centre of the home along with two bathrooms resulting in it being extremely popular with professionals.

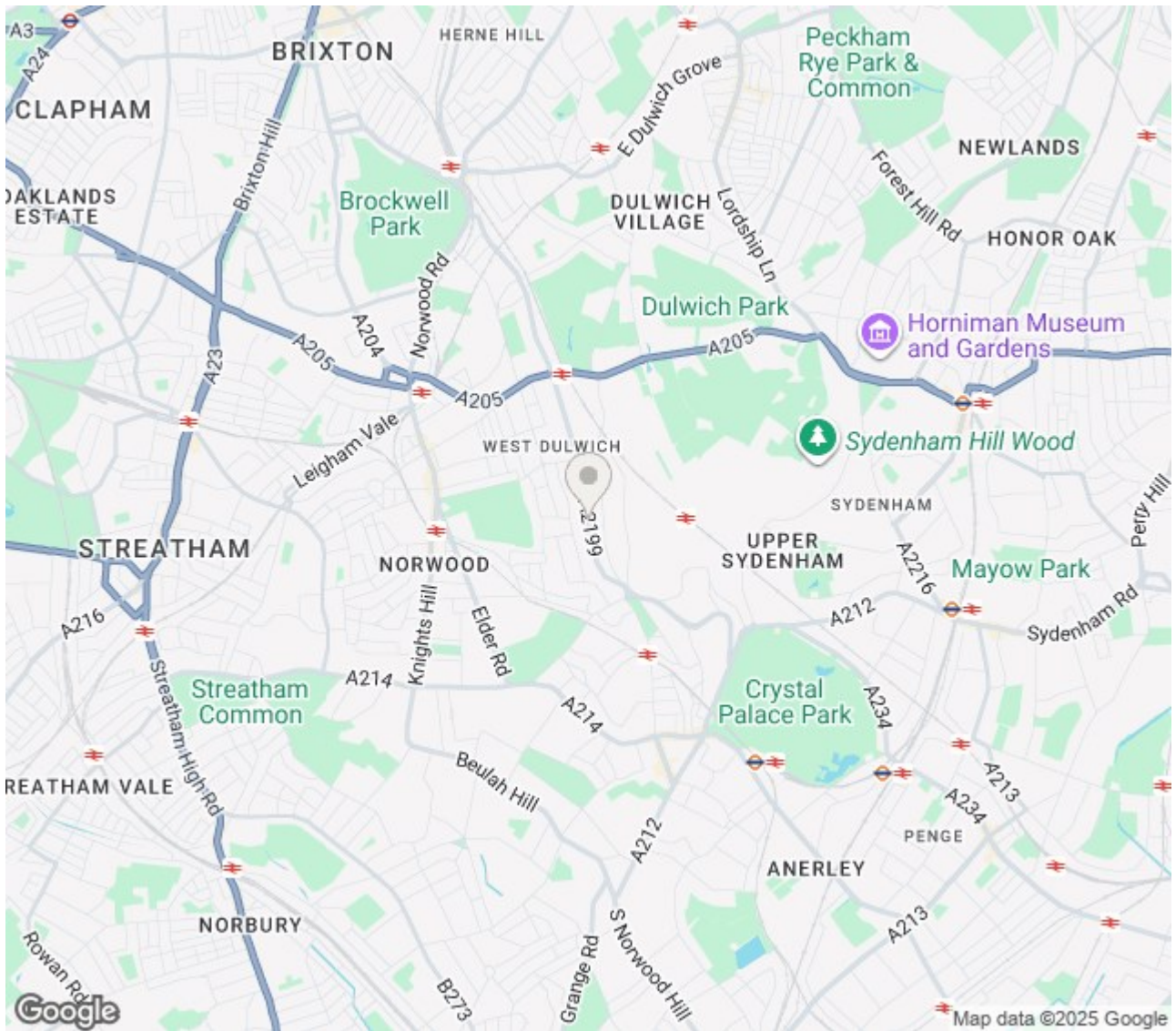
The property is located on a tree lined, residential street which is a short walk to either West Dulwich or Gipsy Hill Over ground train station allowing for a easy journey to London Bridge via numerous stops in-between.

The area is very green with numerous parks and commons to choose from including Dulwich Park, Dulwich Golf Course and the Sydenham Hill Wood being within close proximity. Crystal Palace is also a short bike ride or bus ride away.

The property is being sold with Tenants in- situ, therefore, a ready made investment with a rental yield of 6%.

- High Rental Yield
- Spacious Through Out
- First Floor Flat
- Period Features
- 1,189 SQ FT
- Four Double Bedrooms





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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