



Park Hall Road

London, SE21

Guide Price £300,000

Elegant Victorian Conversion Flat in the Heart of West Dulwich

CHESTERTONS



Park Hall Road

London, SE21

- Elegant Victorian conversion flat
- Spacious double bedroom retreat
- Bright lounge and diner
- Modern separate fitted kitchen
- Stylish three-piece bathroom
- Sash windows, abundant light
- Close to parks, cafes
- Excellent transport connections nearby



Set on the second floor of an attractive Victorian conversion, this beautifully appointed flat effortlessly combines the elegance of period architecture with the comfort and style of modern living. High ceilings, ornate corning, and large sash windows create a bright and airy atmosphere, while allowing natural light to pour into every corner. The generously proportioned double bedroom provides a peaceful retreat, complemented by a spacious and inviting lounge/dining room—ideal for both relaxing and entertaining. A separate, modern and spacious kitchen offers sleek cabinetry and integrated appliances, making it a practical and stylish space for cooking. The bathroom is equally impressive, featuring a chic three-piece suite finished with modern tiling and fittings. Nestled in a prime West Dulwich location, the property benefits from a vibrant yet peaceful neighbourhood atmosphere. Residents are just a short stroll from charming independent shops, cosy cafés, and a range of popular restaurants, with the wide green expanses of Dulwich Park and Brockwell Park nearby for weekend recreation. The area is renowned for its community feel and excellent local schools, making it highly desirable for young professionals and families alike. Outstanding transport links complete the picture—West Dulwich station offers swift connections to London Victoria and Blackfriars, while West Norwood provides direct services to London Bridge and Victoria. Whether you're a first-time buyer seeking character and convenience or an investor looking for a solid opportunity, this impressive flat represents a rare find in one of South London's most sought-after neighbourhoods.

Tenure: Leasehold 108 years 7 months

Service Charge: £700 pa

Ground Rent: £250 pa

Local Authority: London Borough Of Lambeth

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Tower Bridge Sales

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Tower Bridge

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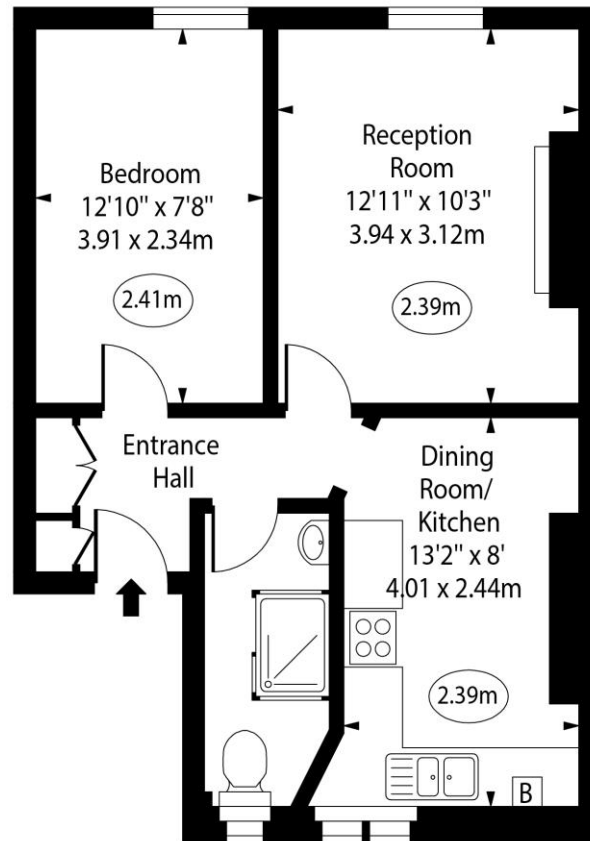
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○ - Ceiling Height



Second Floor

Approx Gross Internal Area 445 Sq Ft - 41.34 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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