



## South Croxted Road, West Dulwich SE21

£575,000

Shared Freehold

Set on the ground floor of this elegant Victorian building is this delightful conversion apartment which benefits from bright neutral decor and wonderful private landscaped gardens.

- Two double bedrooms
- Spacious lounge
- Smart kitchen diner
- Contemporary bathroom
- Private landscaped garden
- Period conversion
- 772 sq ft approx
- EPC rating D

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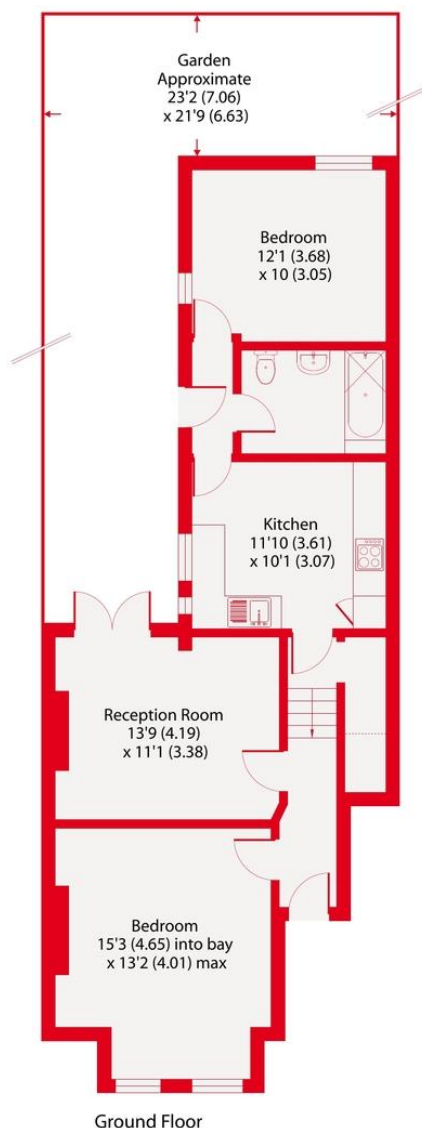
### West Dulwich

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South Croxted Road, West Dulwich, London, SE21

South Croxted Road offers easy access to transport links and the popular cafes, shops and restaurants of West Dulwich with the wider amenities in nearby Crystal Palace, Brixton, Dulwich Village and Herne Hill all within close proximity.



South Croxted Road, SE21  
Approximate Area = 772 sq ft / 71.7 sq m  
For identification only - Not to scale

Kinleigh Folkard & Hayward



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Kinleigh Folkard & Hayward. REF: 1195056

Tenure	Shared Freehold
Price	£575,000
Viewing	Strictly by appointment with Kinleigh Folkard & Hayward West Dulwich office Telephone 020 8761 0900
Reference	2299623

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.