



Berry Lane, SE21 | £300,000

02087028111

dulwichvillage@pedderproperty.com

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In General

- A purpose built first floor apartment
- One double bedroom
- Lounge/dining room
- Modern fitted kitchen/breakfast room
- Contemporary bathroom
- Very well presented throughout
- Popular cul-de-sac location
- Offered with no onward chain

In Detail

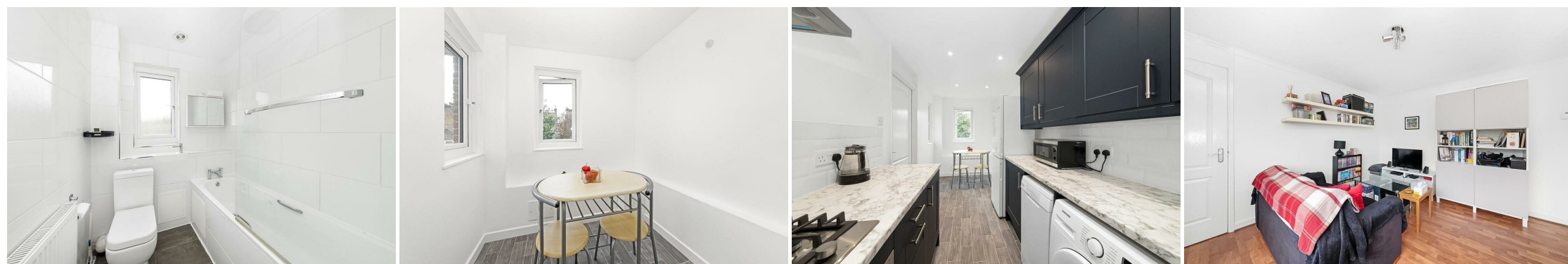
A one bedroom first floor purpose built apartment located in this quiet residential enclave in West Dulwich.

This lovely light and bright apartment has been upgraded and modernised to a high standard creating a very well presented interior. The accommodation comprises of one double bedroom, lounge/dining room, modern fitted kitchen/breakfast room and contemporary bathroom.

Berry Lane is a cul-de-sac running off Clive Road, well located within easy reach of West Dulwich and Dulwich Village with their numerous parks, outstanding schools, shops and restaurants. Crystal Palace is also close-by offering numerous shopping and leisure facilities. Local shops can be found in nearby Gipsy Road and Park Hall Road. Excellent rail links to central London are from nearby West Dulwich (Victoria/Blackfriars), Gipsy Hill (London Bridge/Victoria) and Tulse Hill (London Bridge/Blackfriars via Thameslink).

The property is offered with no onward chain.

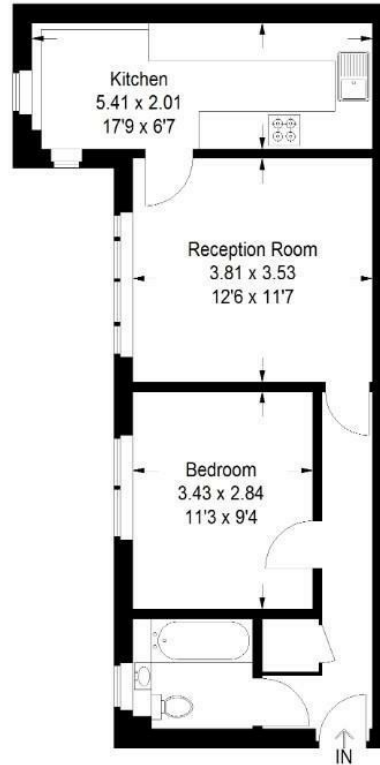
EPC: C | Council Tax Band B | Lease: 90 Years Remaining | SC: £98 pcm | GR: Incl in SC | BI: Incl. in SC



Floorplan

Berry Lane, SE21

Approximate Gross Internal Area
45.9 sq m / 494 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		77	77
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		

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