



Park Hall Road, SE21 | Offers In Excess Of £400,000

02087028111

dulwichvillage@pedderproperty.com

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In General

- Attractive period building
- Upgraded and modernised to a high standard
- Two bedrooms
- Two bathrooms
- Integrated kitchen
- Very well presented
- Popular location

In Detail

An attractive two bedroom, period conversion apartment located on this popular residential road on Park Hall Road, West Dulwich, SE21.

The property has been upgraded and modernised to a high standard creating a very well presented interior. The accommodation has a gross internal area of 531 sq ft and comprises of two bedrooms (both with en-suites), spacious open plan kitchen/lounge, integrated kitchen.

Park Hall Road is well located within easy reach of West Dulwich and Dulwich Village with their parks, outstanding schools and numerous independent shops, cafes and restaurants. Excellent rail links to central London are from nearby West Dulwich (London Victoria/London Blackfriars), West Norwood (London Bridge/London Victoria) and Tulse Hill (London Bridge/London Blackfriars).

Internal viewing of this lovely apartment is advised.

EPC: C | Council Tax Band: C | Lease: 978 years remaining | GR: £250 pa | SC: Ad Hoc | BI: £403 pa



Floorplan

Park Hall Road, SE21

Approximate Gross Internal Area
49.3 sq m / 531 sq ft



Raised Ground Floor

= Reduced headroom below 1.5 m / 5'0"

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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 | | | |
| 55-68) D | | 71 | 78 |
| 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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