



College Road, SE21 | £625,000

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# In General

- A ground floor purpose built maisonette for sale
- Particularly spacious - 1016 sq ft
- Two double bedrooms
- 18' x 14' reception room
- Kitchen, breakfast room
- Two bathrooms (one en-suite)
- Lovely private patio garden
- Allocated secure parking
- Sought after location close to Dulwich Village
- Offered with no onward chain

# In Detail

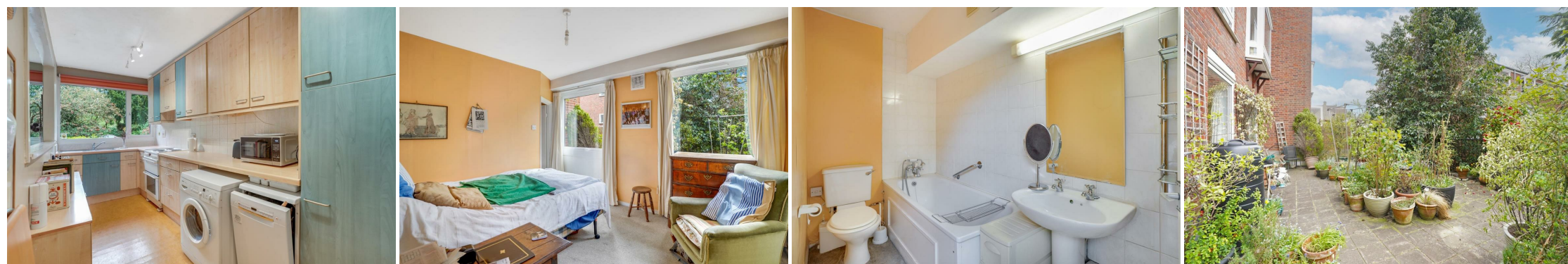
A ground floor purpose built maisonette for sale situated in this very popular residential development set back from College Road in Dulwich.

With a gross internal area of 1016 sq ft this apartment offers particularly spacious accommodation comprising of two double bedrooms, a light and bright 18' x 14' lounge, kitchen, breakfast room and bathroom. From the lounge there is direct access onto a lovely private patio garden measuring 38' x 18'. There is also an allocated parking space (with electricity outlet) within a secure communal garage. There is also further parking within the development.

The property is conveniently located for access to Dulwich Village with its numerous independent shops, cafes and restaurants. Nearby Dulwich Park, Dulwich and Sydenham Woods, Belair Park and Brockwell Park offer beautiful green spaces. Excellent rail links provide fast and frequent connections to central London from Sydenham Hill (London Victoria/Blackfriars), West Dulwich (London Victoria/Blackfriars) and North Dulwich (London Bridge), all within walking distance. The areas renowned independent schools including Dulwich College, Alleyn's and James Allens Girls School are also close-by. DUCKS Independent Kindergarten and Infants' School is close-by on College Road.

The property is offered with no onward chain.

EPC: C | Council Tax Band: D | Lease: 125 years remaining | SC: £1000 pa | GR: Incl in service charge | BI: £730 pa




# Floorplan

College Road, SE21

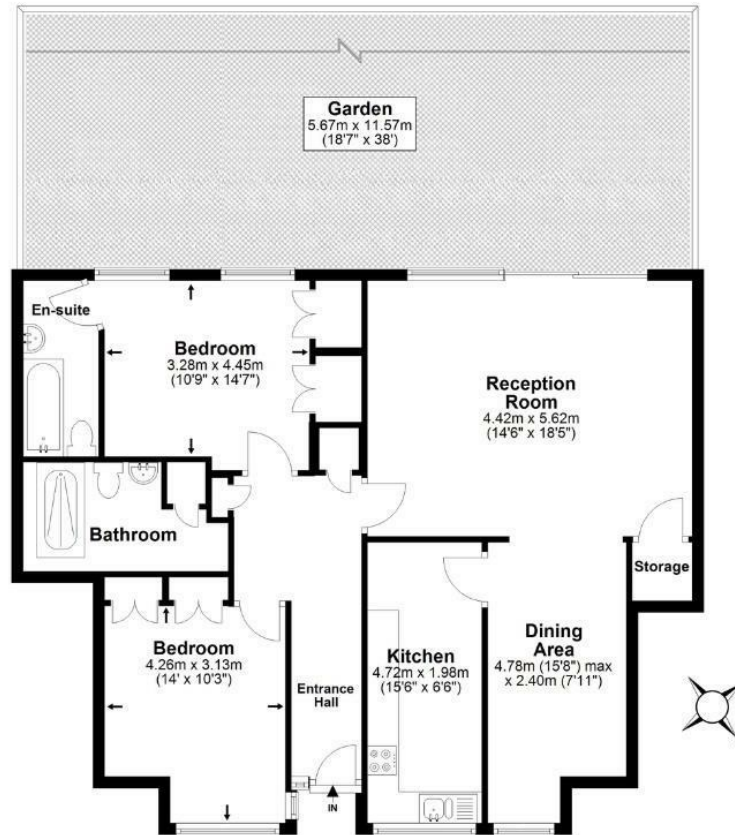
Total\* = 94.5 sq. m / 1016.9 sq. ft

Ground Floor = 94.5 sq. m / 1016.9 sq. ft

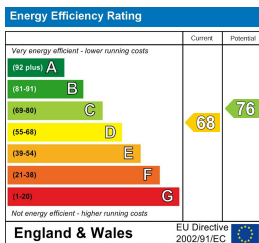
 = Reduced head room below 1.5m



Ground Floor



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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