



Park Hall Road, SE21 | Offers In Excess Of £1,900,000

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# In General

- A stunning semi-detached period house
- Spacious and flexible accommodation - 2057sqft
- Four double bedrooms, two bathrooms
- Large double reception room, further reception room
- Kitchen/breakfast room
- Utility room, storage room (potential for home office)
- Front drive providing off street parking
- Beautiful 142' mature rear garden
- Central location close to transport links and schools

# In Detail

Located in West Dulwich, this stunning semi-detached house is one of a small number of early Victorian (c1845) homes built in the Regency style.

Considered one of the most attractive groups of houses in Dulwich this unique property has spacious and flexible accommodation arranged over four floors comprising four double bedrooms, two bathrooms, large double reception room, further reception room, kitchen/breakfast room, utility room and large storage room (potential for a home office). Externally to the front there is a drive providing off street parking and to the rear a beautiful, mature garden measuring 142'. The property retains many of its original features such as shutters and cornices and may also offer potential for further extension subject to planning consents.

The property is conveniently located for access to West Dulwich, Dulwich Village and Herne Hill with their numerous independent shops, cafes and restaurants. Nearby Dulwich Park, Dulwich and Sydenham Woods, Belair Park and Brockwell Park offer beautiful green spaces. The area's renowned independent schools including Dulwich College, Dulwich Prep & Senior, Oakfield Prep, Rosemead Prep, Alleyn's and James Allen's Girls' School are also close-by. Excellent rail links provide fast and frequent connections to central London from West Dulwich (London Victoria/London Blackfriars), Tulse Hill (London Bridge/London Blackfriars/Thameslink) and West Norwood (London Bridge/ London Victoria), all within walking distance. Bus services to central London run along nearby Croxted Road.

EPC: E | Council Tax Band: F

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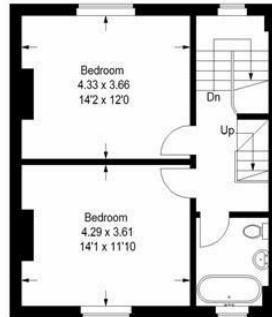
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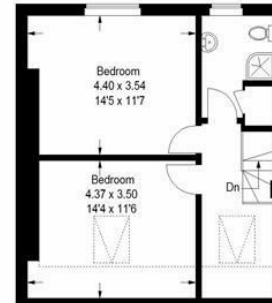
# Floorplan

## Park Hall Road, SE21

Approximate Gross Internal Area  
 Basement = 51.2 sq m / 551 sq ft  
 Ground Floor = 47.9 sq m / 516 sq ft  
 First Floor = 46.6 sq m / 502 sq ft  
 Second Floor = 45.4 sq m / 488 sq ft  
 Total = 191.1 sq m / 2057 sq ft

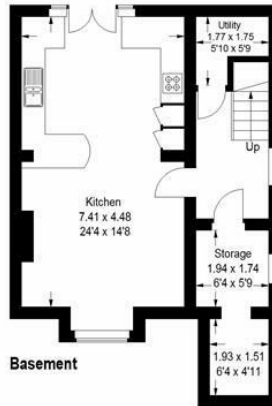


First Floor

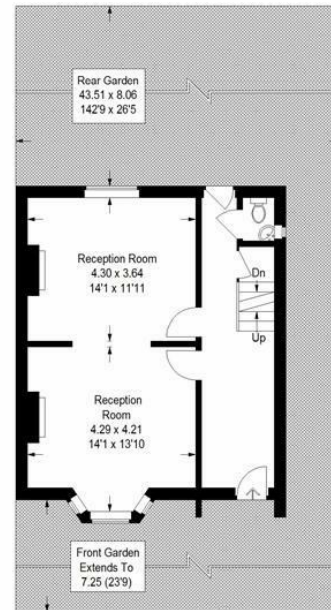


Second Floor

= Reduced headroom below 1.5 m / 5'0"



Basement



Ground 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                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| A<br>(92 plus)                              |                         |           |
| B<br>(81-91)                                |                         |           |
| C<br>(69-80)                                |                         |           |
| D<br>(55-68)                                |                         |           |
| E<br>(39-54)                                |                         |           |
| F<br>(21-38)                                |                         |           |
| G<br>(1-20)                                 |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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