



Constable Walk, SE21 | £635,000

02087028111

dulwichvillage@pedderproperty.com

pedder
We live local



In General

- An attractive ground floor purpose built maisonette
- Particularly spacious - 1021 sq ft
- Two double bedrooms
- 18' x 14' lounge
- Kitchen/breakfast room
- Modern bathroom
- Direct access to attractive communal garden
- Off street parking
- Sought after location
- Offered with no onward chain

In Detail

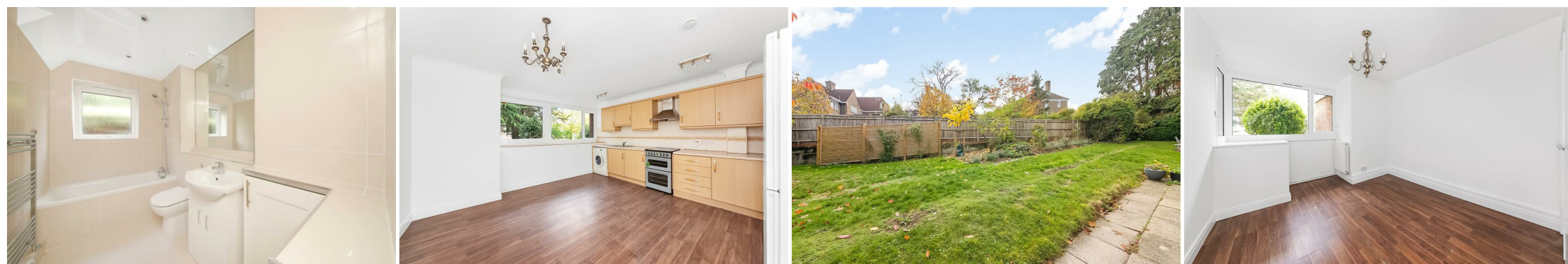
An attractive ground floor purpose built maisonette for sale situated in this very popular residential development set back from College Road in Dulwich.

The lovely apartment is presented in attractive decorative order and with a gross internal area of 1021 sq ft offers particularly spacious living accommodation comprising of two double bedrooms, a light and bright 18' x 14' lounge, kitchen/breakfast room and bathroom. From the lounge patio doors give direct access into an attractive and secluded communal garden. This is also off street parking within the development.

Dulwich Village is just a short walk with its outstanding schools, numerous independent shops, cafes and restaurants. The popular Dulwich Park, Belair Park and Dulwich Picture Gallery are also close-by. The nearest railway stations are Sydenham Hill (Victoria/Blackfriars) and North Dulwich (London Bridge). Crystal Palace centre is also close-by with numerous shopping and leisure facilities.

The property is offered with no onward chain.

EPC: C | Council Tax Band: E | Lease: 126 years remaining | SC: £806 pa | GR: NA | BI: £542 pa



Floorplan

Constable Walk, SE21

Approximate Gross Internal Area
94.9 sq m / 1021 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2018

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			
81-91) B			
69-80) C			
55-68) D		70	77
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.