



Coney Acre, SE21 | £950,000

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In General

- An attractive 3 bedroom detached house
- Located within this highly sought after development in Dulwich
- Upgraded and modernised to a high standard
- Three bedrooms, spacious open-plan lounge/dining room
- Fitted kitchen, modern bathroom
- Downstairs cloakroom, storage area
- Office, playroom
- Secluded patio garden
- Drive providing off street parking

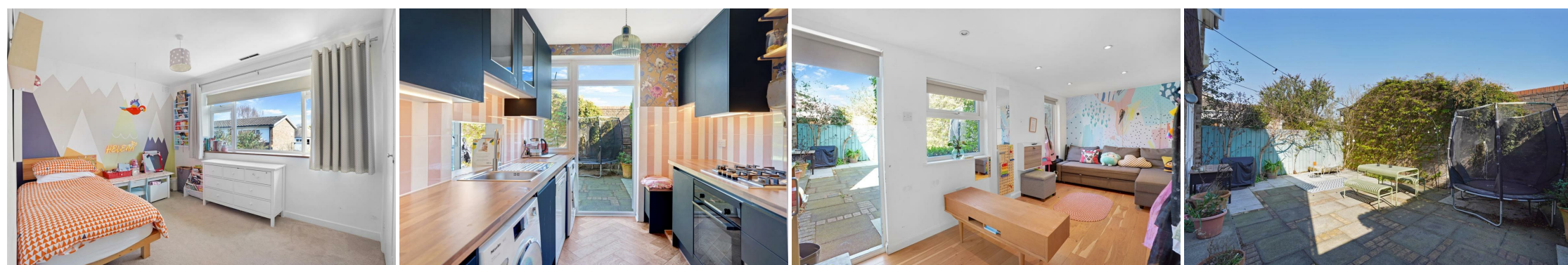
In Detail

A modern detached house set within this very popular development in close proximity to Dulwich Village.

The property has been upgraded and modernised by the current owner to a high standard creating a beautifully presented interior. The accommodation comprises three bedrooms, spacious open-plan lounge/dining room, fitted kitchen, modern bathroom and downstairs cloakroom. There is also a storage area ideal for bikes, an office and a playroom. To the side of the property there is a driveway providing off street parking.

The property is well located for access to Dulwich Village with its outstanding schools, numerous independent boutiques, cafes and restaurants. Nearby Dulwich Park, Belair Park, Brockwell Park and Dulwich Woods offer beautiful green spaces. Herne Hill is also easily accessible with numerous shopping and leisure facilities. Excellent transport links to central London are from West Dulwich (London Victoria and Blackfriars), Tulse Hill (London Bridge and Thameslink services to London Blackfriars), Herne Hill (London Victoria and London Blackfriars). Local schools include Rosendale Primary School and Elm Green School as well as excellent independent schools including Dulwich College, James Allen Girls School and Alleyns School.

EPC: D | Council Tax: E



Floorplan

Coney Acre, SE21

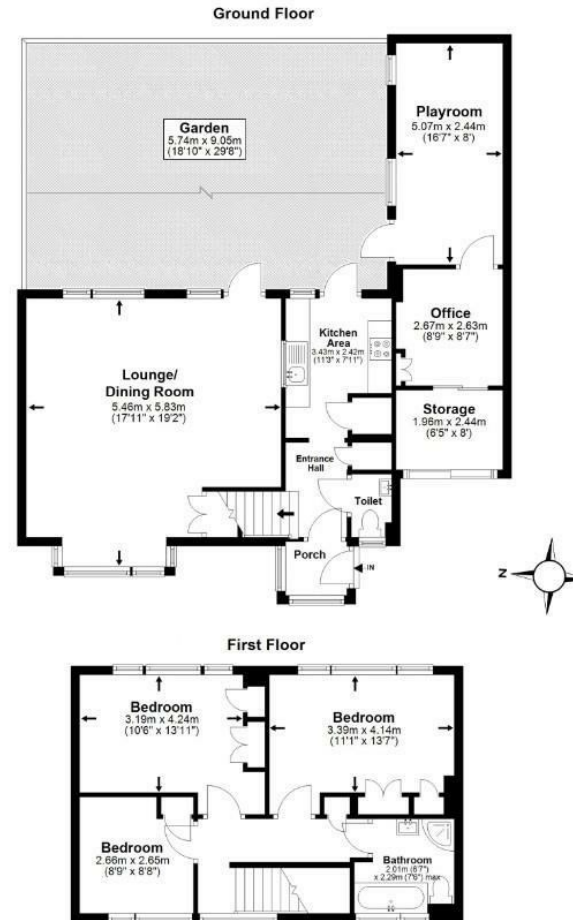
Total* = 122.0 sq. m / 1313.1 sq. ft

First Floor = 47.3 sq. m / 508.7 sq. ft

Ground Floor = 74.7 sq. m / 804.4 sq. ft

[] = Reduced head room below 1.5m

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*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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		84
(61-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	54	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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