



College Road, SE21 | Offers In Excess Of £650,000

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In General

- Attractive three bedrooms, two reception split level maisonette
- Short walk to Sydenham Hill Station (Victoria and Blackfriars)
- Walking distance to sought after private and state schools
- Quiet leafy location with communal gardens
- Close to Dulwich Woods, Dulwich College Sports club and golf club
- One of the largest available at 1,077 sqft (excluding garage)
- Long lease
- No onward chain

In Detail

An attractive, bright, end of terrace maisonette for sale situated in a popular private residential development running off College Road in Dulwich.

This split-level property boasts one of the largest footprints within the development. With a gross internal area of 1077 sq ft the property offers particularly spacious accommodation comprising of three double bedrooms, bathroom, large 20' double reception room, further reception room and newly fitted kitchen. There is a single garage en-bloc and further on road parking.

Stonehills Court has a strong sense of community and sits on a quiet private road, surrounded by mature trees and greenery. To front and the rear of the development there are communal gardens.

The property is within walking distance to sought after private and state schools including DUCKS, Dulwich College, Dulwich Prep and Senior, Dulwich Wood and Kingsdale.

The property is a short distance from Dulwich Woods, Dulwich College Sports Club, golf course and Dulwich Village with its charming independent boutiques, cafes and restaurants. Beautiful green spaces include Dulwich Woods on the doorstep and nearby Dulwich Park, Belair Park and Crystal Palace Park. Excellent transport links nearby include Sydenham Hill (entrance approximately 300 yards) with services into London Victoria and Blackfriars, North Dulwich with services to London Bridge and Gipsy Hill with services to London Bridge and Victoria.

Having been recently re-decorated, this lovely apartment gives buyers a clean canvas to create their own home.

The property is offered with no onward chain.

EPC: C | Council Tax Band: E | Lease: 121 years remaining | SC: £360.52 per quarter plus reserve fund - £545.40 per quarter | GR: Nil | BI: £723 pa



Floorplan

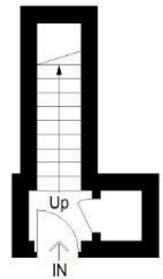
College Road, SE21

Approximate Gross Internal Area
 100.1 sq m / 1077 sq ft
 Garage = 14.4 sq m / 155 sq ft
 Total = 114.5 sq m / 1232 sq ft



Second Floor

(Not Shown In Actual Location / Orientation)



Ground Floor



First 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		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
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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