



Elmworth Grove, SE21 | £350,000

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In General

- An attractive first floor purpose built apartment
- Two double bedrooms
- Lounge /dining room
- Fitted kitchen
- Bathroom
- Rear balcony accessed from the lounge
- Well presented throughtout
- Popular location close to transport links

In Detail

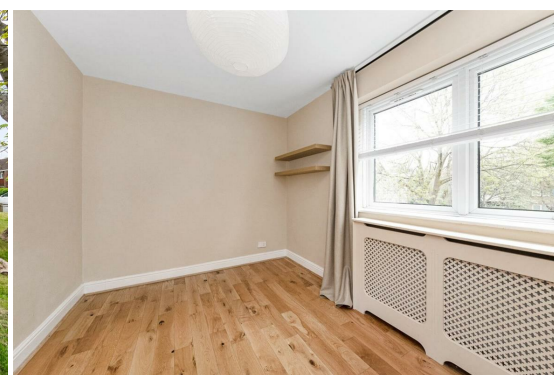
Guide Price - £350,000 to £365,000

An attractive first floor purpose built apartment for sale situated in this popular residential development set back from Rosendale Road in Dulwich.

The property offers spacious and well presented accommodation comprising two double bedrooms, lounge/dining room with access to a private rear balcony, fitted kitchen and modern bathroom. Externally there are well kept communal gardens.

Cormorant Court is well located within easy reach of West Dulwich and Dulwich Village with their numerous independent shops, cafes and restaurants. The property is within walking distance of several beautiful green spaces including Dulwich Park, Dulwich & Sydenham Hill Woods, Belair Park and Brockwell Park. Excellent rail links to central London are from nearby West Dulwich (Victoria/ Blackfriars) and Tulse Hill (London Bridge/Blackfriars).

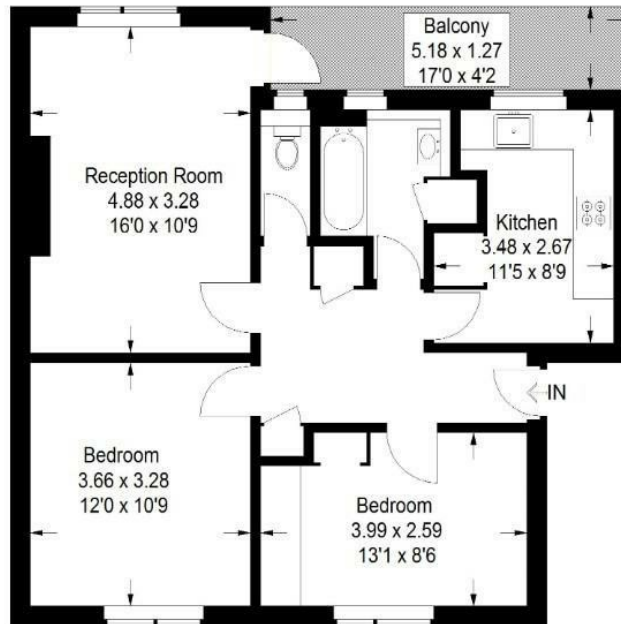
EPC: C | Council Tax Band: B | Lease: 125 years | GR: £10 pa | SC: £2,547.94 pa | BI: Incl in SC



Floorplan

Cormorant Court, SE21

Approximate Gross Internal Area
64.5 sq m / 694 sq ft



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		77	81
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	