



Thurlow Park Road, SE21 | £350,000

02087028111

[dulwichvillage@pedderproperty.com](mailto:dulwichvillage@pedderproperty.com)

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# In General

- An attractive raised ground floor conversion flat
- Spacious accommodation - 636 sq ft
- One double bedroom
- 17'5' x 12'9' living/dining room
- Fitted kitchen
- Modern bathroom
- Basement
- Direct access to a secluded communal garden
- Well presented throughout
- Offered with no onward chain

# In Detail

A raised ground floor conversion flat set within this attractive Victorian property in Dulwich, SE21.

With a gross internal area of 636 sq ft (including basement) this lovely apartment offers spacious and well presented accommodation comprising of one double bedroom, a 17'5' x 12'9' living/dining room, integrated kitchen, modern bathroom and basement. The apartment also has direct access into a secluded communal garden to the rear.

The property is conveniently located for access to Dulwich Village, West Dulwich and Herne Hill with their numerous independent cafes, shops and restaurants. Nearby Dulwich Park, Dulwich and Sydenham Woods, Belair Park and Brockwell Park offer beautiful green spaces. Excellent transport links provide fast and frequent connections to central London with West Dulwich (London Victoria/London Blackfriars), Tulse Hill (London Bridge/London Blackfriars) and Herne Hill (London Victoria/Thameslink) stations all within walking distance.

Offered with no onward chain.

EPC: D | Council Tax Band: C | Lease: 93 years remaining | SC: £900 pa | GR: Incl. in SC | BI: Incl. in SC



# Floorplan

Thurlow Park Road, SE21

Approximate Gross Internal Area  
59.1 sq m / 636 sq ft



## Raised Ground Floor

 = Reduced headroom below 1.5 m / 5'0"

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) <b>A</b>			
81-101) <b>B</b>			
69-80) <b>C</b>			
55-68) <b>D</b>			
39-54) <b>E</b>			
21-38) <b>F</b>			
1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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