



For Sale

Winterbrook Road, London, SE24

£1,350,000 Freehold

5 Bedrooms, 2 Bathrooms (1 En Suite), Reception Room, Open Plan Kitchen/Breakfast Room, Cloakroom, Garden.



Description

We are delighted to offer to the market a lovely family house with open plan kitchen, situated on this favoured residential road. Arranged over three floors, the house is in attractive decorative order and has five good sized bedrooms, two bathrooms as well as a superb kitchen/breakfast room opening via bi folding doors onto the garden which won the bronze award for the 2008 Chelsea Flower show, City Garden section.

Situation

Winterbrook Road runs between Stradella Road and Half Moon Lane with plenty of shops, delis and cafés nearby. The transport connections are London Victoria from Herne Hill and London Bridge from North Dulwich.

Local Authority

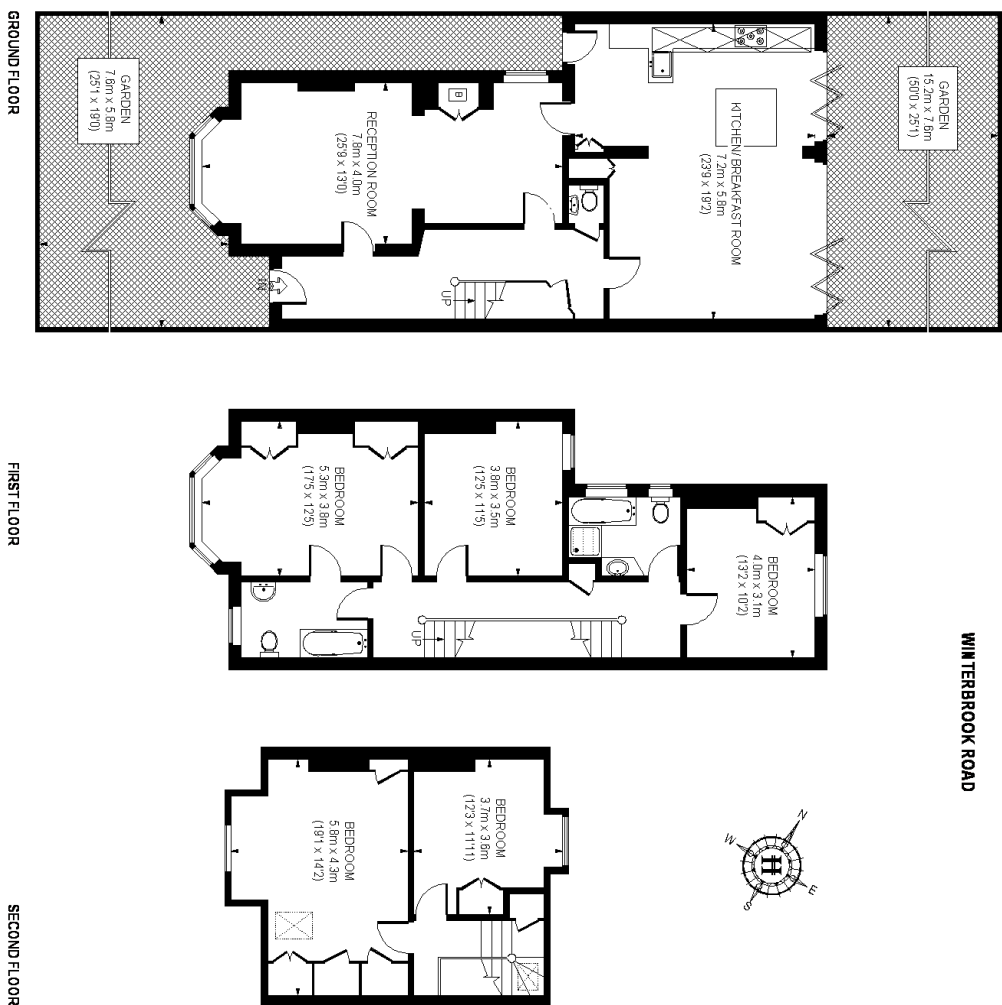
London Borough Of Southwark

Tenure

Freehold.

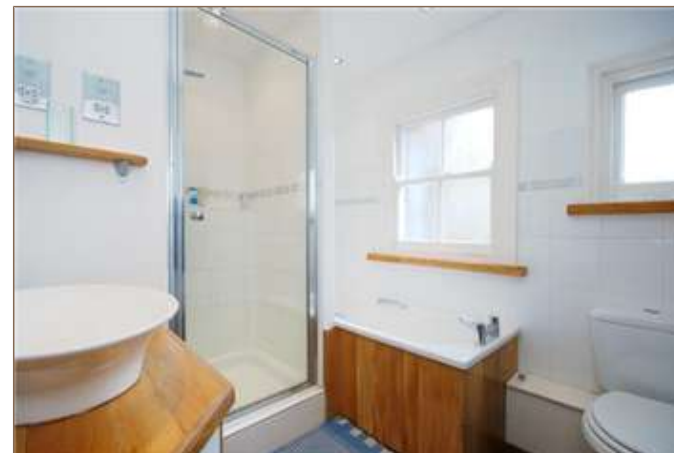


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	45	46	(39-54) E	38	39
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.





Viewing strictly by appointment only.

Hamptons Dulwich
12 Red Post Hill
Dulwich, London, SE21 7BX

Sales. 020 7738 7622
dulwich@hamptons-int.com

www.hamptons.co.uk

1101271221

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