



Thurlow Park Road, SE21 | £450,000

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# In General

- Period one bedroom apartment
- Private balcony
- Communal garden
- Finished to a high standard
- Close to rail links
- Close to parks
- Sought after Area

# In Detail

A light and spacious first floor Victorian apartment for sale located in the highly sought after West Dulwich area.

This lovely apartment has been modernised to an exceptionally high standard creating a beautifully presented interior. The property has a gross internal area of 596 sq ft and offers particularly spacious accommodation comprising a double bedroom, sizable 21 x 16.6 kitchen/lounge/dining room and modern bathroom. Bi-fold doors from the lounge give access to a beautiful rear private balcony overlooking the communal garden. Internally the bedroom enjoys good sunlight and the rear reception room and balcony enjoy noon and afternoon sun, ideal for entertaining.

Numerous delightful green spaces are within walking distance including Belair Park, Brockwell Park, Dulwich Park.

What our vendor says:

We have absolutely loved living here. The area has the best of local and independent shops, great pubs and multiple parks with Dulwich Park, Belair Park and Brockwell Park a short walk away. The best of Dulwich Village is nearby, with local shops conveniently located a 5-minute walk away. The area is well served by transport through direct train lines into Victoria (Southeastern), London Bridge (Southern) and Kings Cross (Thameslink). In the summer, we have loved spending long days on the balcony with a bbq and in the colder months, settling in at The Rosendale pub round the corner. We truly have the best of London and green space on our doorstep.

An internal viewing of this exceptional apartment is advised.

EPC: B | Council Tax Band: C | Lease: 117 Years Remaining | GR: £300 pa | SC: £1,746.47 pa (including sinking fund contribution) | BI: £677.00 pa



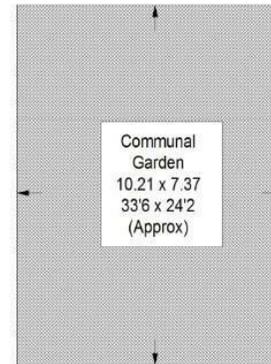
# Floorplan

Thurlow Park Road, SE21

Approximate Gross Internal Area  
55.4 sq m / 596 sq ft



 = Reduced headroom below 1.5 m / 5'0



(Not Shown In Actual  
Location / Orientation)

## Ground 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		84	84
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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