



Alleyn Crescent, SE21 | Guide Price £950,000

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In General

- A modern townhouse for sale in this prime location
- Spacious and flexible accommodation over three floors
- Three bedrooms
- Large double reception room
- Further reception room/bedroom four
- Kitchen, bathroom, downstairs cloakroom
- Integral garage
- Front drive providing off street parking
- Secluded 36' rear garden
- Offered with no onward chain

In Detail

A modern townhouse for sale located on this much sought after residential cul-de-sac running off Alleyn Road in Dulwich.

The property has spacious and flexible accommodation arranged over three floors comprising on the ground floor a reception room/bedroom, integral garage and cloakroom. On the first floor this is a large light and bright double reception room and a kitchen. The second floor has three bedrooms and a family bathroom. Externally to the front there is a drive providing off street parking and to the rear a secluded garden measuring 36'.

Alleyn Crescent is well located just a few hundred yards from the local shops, cafes and restaurants in West Dulwich. Dulwich Village is close by with its numerous cafes and restaurants, Picture Gallery, popular park and excellent schools including Dulwich College, Alleyns and James Allen Girls School.

Rail links to central London are from nearby West Dulwich (Victoria/Blackfriars) and Gipsy Hill (London Bridge/Victoria).

The property is offered with no onward chain.

EPC: TBC | Council Tax Band F




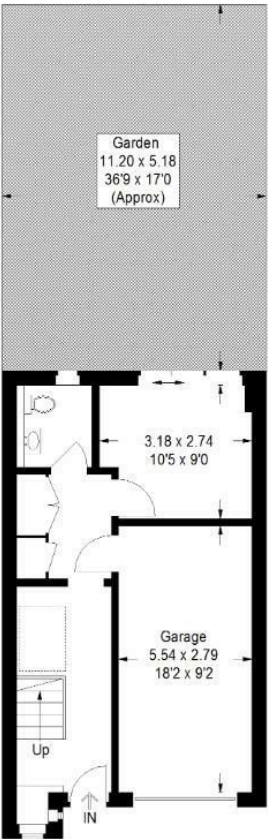
Floorplan

Alleyn Crescent, SE21

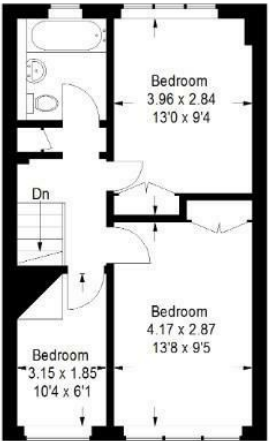
Approximate Gross Internal Area
(Including Garage)
123.3 sq m / 1327 sq ft



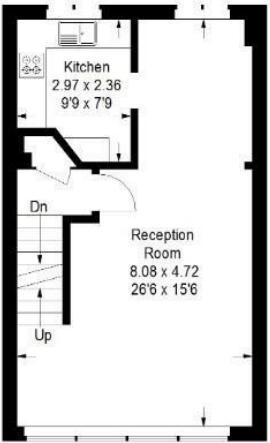
 = Reduced headroom
below 1.5 m / 5'0"



Ground Floor




Second 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			
(81-91) 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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