**Great Brownings, SE21 | Offers In Excess Of £600,000**

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# In General

- An attractive ground floor maisonette for sale located in Great Brownings,
- Spacious and well presented - 993 sq ft
- Two double bedrooms
- 18' x 14' lounge
- Large kitchen/dining room
- Modern bathroom
- Double length garage en-bloc
- Front garden
- Highly sought after location
- Offered with no onward chain

# In Detail

An attractive ground floor maisonette for sale located in Great Brownings, a very popular private residential development running off College Road and surrounded by Dulwich and Sydenham Woods.

With a gross internal area of 993 sq ft this lovely property offers spacious and very well-presented accommodation comprising of two double bedrooms, modern bathroom, large 18' x 14' reception room and open-plan kitchen/dining room. There is a double length garage en-bloc and further on road parking. (There is a direct electricity supply to the garage located immediately below the flat with 13 amp sockets which permit electric vehicle charging from the property's own supply).

Great Brownings sits on a quiet private road, surrounded by Dulwich and Sydenham Woods and is well located for access to West Dulwich and Dulwich Village with their numerous independent shops, cafes and restaurants. There are beautiful green spaces nearby including Dulwich Woods, Dulwich Park, Belair Park and Crystal Palace Park. Sydenham Hill railway station is within walking distance with services to London Victoria and Blackfriars.

The property is offered with no onward chain.

EPC: TBC | Council Tax Band: E | Lease: 129 years remaining | SC: £269.53 per quarter | GR: Nil | BI: TBC

# Floorplan

**Great Brownings, SE21**
Total* = 92.3 sq. m / 993.1 sq. ft
Ground Floor = 92.3 sq. m / 993.1 sq. ft
[ ] = Reduced head room below 1.5m

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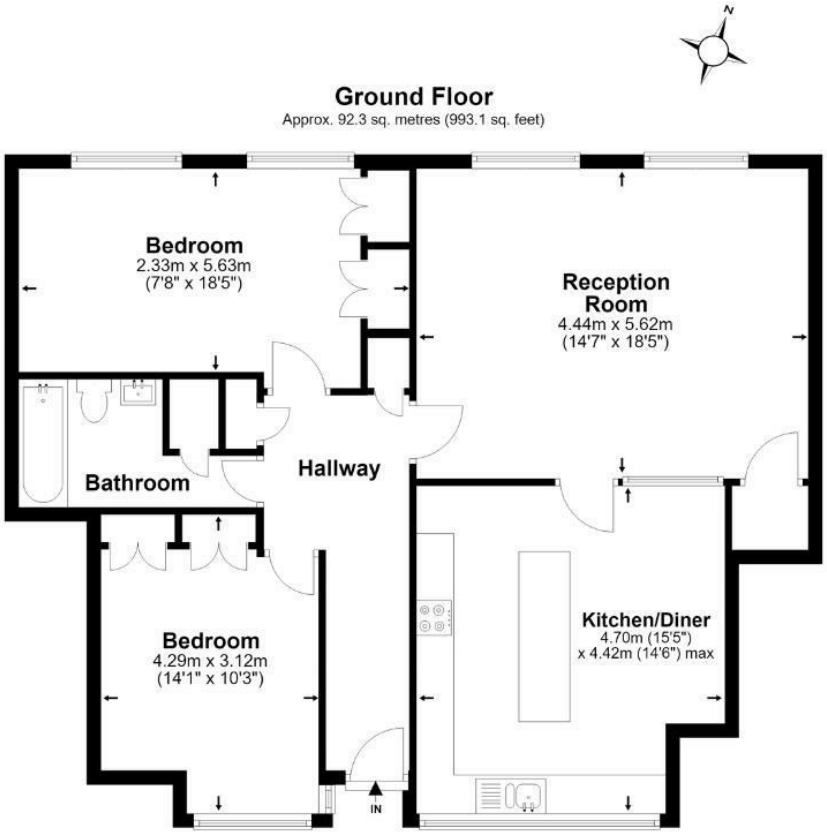
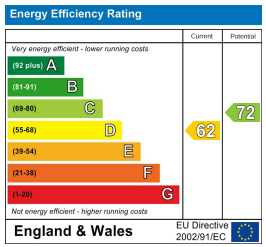



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

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