



Cedar Close, SE21 | £125,000

02087028111

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

**pedder**  
We live local



# In General

- A ground floor purpose-built studio apartment for sale
- Popular residential development set back from Thurlow Park Road in Dulwich
- For residents of 55 and over
- Studio room with rear doors giving access to a private balcony
- Separate kitchen
- Bathroom
- Off street parking
- No onward chain
- Central location close to transport links

# In Detail

For residents of 55 and over, a ground floor purpose-built studio apartment for sale, situated in this popular residential development set back from Thurlow Park Road in Dulwich.

This apartment offers accommodation comprising a studio room, separate fitted kitchen and bathroom.

From the studio room doors give access to a private balcony. Externally there is off street parking and communal gardens.

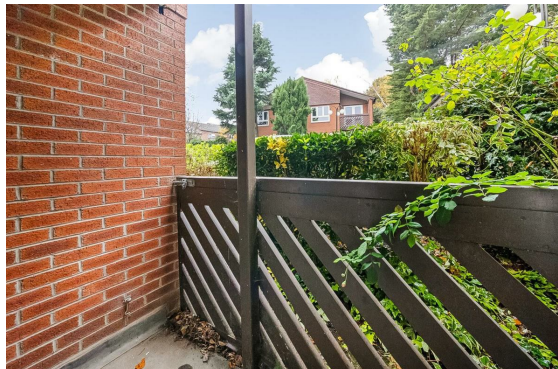
Other features include; residents reception room/social space, laundry room, bookable onsite guest room accommodation, reception desk and onsite warden

Cedar Close is a modern development of apartments for residents aged 55 and over and has an on-site resident manager. The property is well located for access to Dulwich Village, West Dulwich and Herne Hill which offer an array of cafes, bars, restaurants, shopping facilities and popular parks.

The nearest railway stations are West Dulwich (London Victoria/London Blackfriars) and Tulse Hill (London Bridge/Thameslink). Bus services to central London run along nearby Croxted Road.

The property is offered with no onward chain.

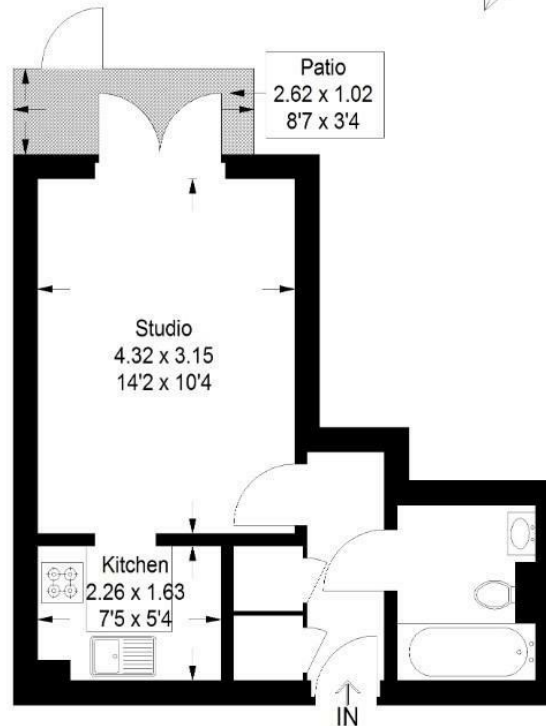
EPC: C | Council Tax Band: A | Lease: 87 years remaining | SC: £2,983.78 | GR: £100 pa | Buildings Insurance: Included in SC



# Floorplan

## Cedar Close, SE21

Approximate Gross Internal Area  
26.9 sq m / 290 sq ft



### Ground Floor

Copyright www.pedderproperty.com © 2024

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			
69-80) C		73	79
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		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.