



Dalmore Road, SE21 | £1,250,000

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# In General

- A semi-detached Victorian house
- Four bedrooms,
- Double reception room
- Further reception room
- Kitchen, bathroom, separate WC
- Basement area
- 95' rear garden
- Requires complete refurbishment throughout
- Offered with no onward chain

# In Detail

A semi-detached Victorian house for sale located on this highly sought after residential road in Dulwich.

The property will require complete refurbishment throughout but offers an incoming buyer the opportunity to create their ideal family home. The accommodation is arranged over three floors comprising four bedrooms, bathroom, separate WC, double reception room, kitchen, further reception room and basement area. Externally to the rear there is a 95' garden.

Dalmore Road is well located within easy reach of West Dulwich and Dulwich Village with their parks, outstanding schools, numerous shops, cafes and restaurants. Excellent rail links to central London are from nearby West Dulwich (London Victoria/London Blackfriars) and Tulse Hill (London Bridge/ Thameslink line to London Blackfriars and St Pancras).

Offered with no onward chain.

EPC: E | Council Tax Band: F

Disclaimer;

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

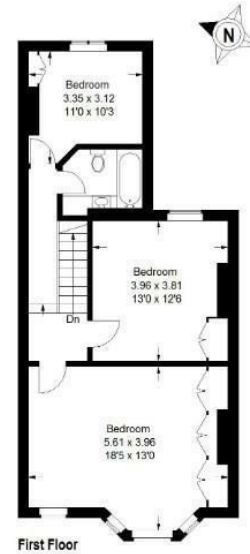
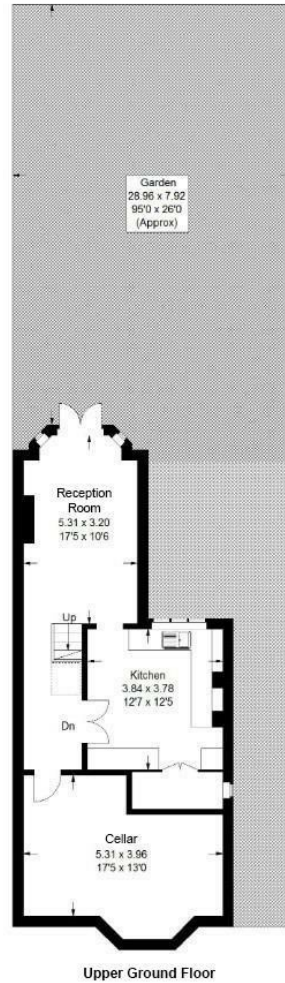
\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*



# Floorplan

Dalmore Road, SE21

Approximate Gross Internal Area  
187.2 sq m / 2016 sq ft



□ = Reduced headroom below 1.5 m / 5'

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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) <b>A</b>		
81-101) <b>B</b>		
69-80) <b>C</b>		
55-68) <b>D</b>		
39-54) <b>E</b>		
21-38) <b>F</b>		
1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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