



Burbage Road, SE21 | £12,000 Per Month

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# In General

- One of the Most Popular Roads in SE21
- Detached
- Large Reception Room
- South Facing Garden
- Off Street Parking
- Circa 3000 sqft
- Available End of March
- Exceptional Schools Nearby

# In Detail

Set on one of Dulwich Villages most sought-after tree-lined residential roads, this substantial four double bedroom Georgian style home offers rear views overlooking playing fields and a delightful south facing rear garden.

The property has been extended and renovated by the current owner keeping much of its original charm offering spacious accommodation over three floors. The ground floor has a large open plan kitchen/lounge with a reception room benefiting from floor to ceiling bi-fold doors leading out to the garden. On the first floor there are three double bedrooms, one with en-suite bathroom and dressing room. There is also a further family bathroom. On the second floor there is a massive double bedroom and a bathroom with well placed eave storage.

Externally to the front there is a drive providing ample off street parking. To the rear there is a most delightful, mature garden.

The property is ideally located within close proximity of both Dulwich Village and Herne Hill with numerous shops and amenities. The areas excellent schools include Dulwich Hamlet Junior School, Dulwich Village Infants, Alleyns School, James Allens Girls School, The Charter School, and Dulwich College.

There are transport facilities from nearby North Dulwich (London Bridge, Peckham Rye) and Herne Hill ( London Victoria, Blackfriars, St Pancras, Farringdon) railway stations.

EPC: D | Council Tax Band: H | Available End of March | Unfurnished | HD: £2,769.23 | SD: £16,615.38



Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(B2-Bus)	A		81
(B1-B1)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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