



Flat 3 Cedar House

Thurlow Park Road | London | SE21 8JL

£375,000



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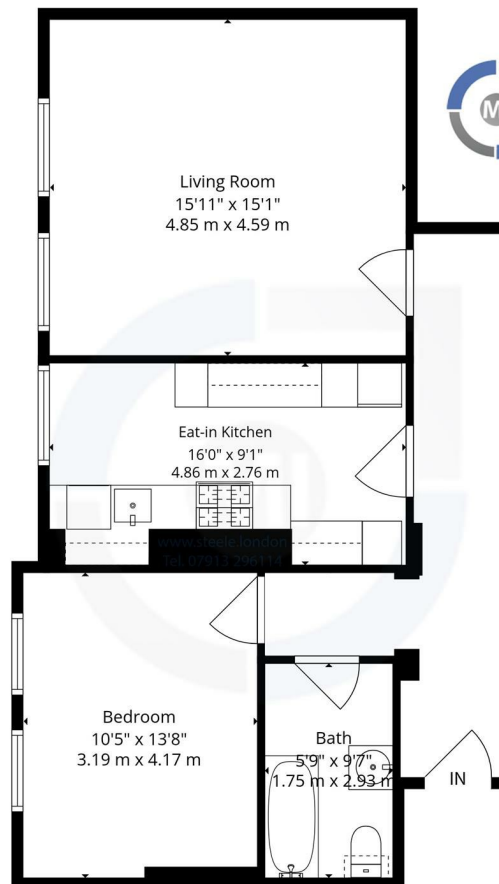
£375,000

Nestled in the desirable area of West Dulwich, this excellent ground floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 733 square feet, the property features a spacious reception room that invites natural light, creating a bright and airy atmosphere throughout.

The flat comprises one well-proportioned bedroom and a modern bathroom, making it an ideal choice for first-time buyers or investors seeking a promising opportunity. The separate kitchen is functional and well-equipped, providing a delightful space for culinary pursuits.

Situated in a sought-after location, the seller is in the process of renewing the lease to an impressive 990 years, which adds significant value to the property. Furthermore, there is a £100,000 reserve in the sinking fund, providing peace of mind for future maintenance and improvements.

- Ground floor flat with courtyard and car park
- Lease renewed to 990 years
- Ideal for investors or first-time buyers
- Spacious 733 sq ft layout
- Viewing highly recommended
- Sought-after West Dulwich location
- £100,000 sinking fund reserve
- Separate, bright kitchen
- Close to local amenities



Cedar House SE27
Gross Internal Area:
68 Sq.meters
733 Sq.feet



Ground
Floor

Prepared for Moving Inn
www.movinginn.co.uk

Whilst every attempt has been made to ensure the accuracy of this Marketing floor plan measurements of doors, windows, rooms, walls & sq footage are approximate. For Identification Guidance purposes only. The actual property will vary.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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	

Council Tax Band C
EPC Rating D

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