



THURLOW PARK ROAD, SE21
OFFERS IN EXCESS OF: £800,000 LEASEHOLD

A STUNNING SPLIT-LEVEL APARTMENT
CONVENIENTLY LOCATED IN CLOSE
PROXIMITY TO DULWICH VILLAGE AND
HERNE HILL

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DESCRIPTION:

This exquisite property, finished to the highest specification and encompassing 1399 sq. ft, offers an exceptional blend of luxurious living and entertaining space. The accommodation features a bright and airy principal bedroom with an en-suite shower room, two additional well-appointed bedrooms, a second luxury bathroom, and a convenient utility room. The generously proportioned reception/dining room seamlessly flows into a contemporary integrated kitchen with integrated appliances, creating an inviting open-plan living area. Set within an exclusive development, this home also boasts underfloor heating and integrated Sonos throughout, private allocated parking, and beautifully landscaped communal gardens. Additionally, it offers the luxury of a private courtyard patio garden, providing a tranquil outdoor space perfect for relaxation, al fresco dining, and entertaining. An abundance of storage space ensures practical living. Ideally situated, the property is just a short stroll from the vibrant communities of Dulwich Village and Herne Hill, where you'll find an array of charming shops, cozy cafes, delightful restaurants, and outstanding schools. It is only 7 minutes from both Tulse Hill and West Dulwich stations, offering excellent rail connections to central London (Victoria, Blackfriars, London Bridge, and Thameslink). The property is also in close proximity to local state and prep schools, making it an ideal family home.

AT A GLANCE

- Three well-appointed bedrooms
- Two luxury bathrooms (one is an en-suite shower room)
- Convenient utility room
- Spacious reception/dining room
- Integrated contemporary kitchen
- Private parking (allocated)
- Private courtyard patio garden and landscaped communal gardens
- Excellent rail connections to central London





Thurlow Park Road, SE21
Approx. Gross Internal Floor Area 1399 sq. ft / 130.00 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 117 year and 0 months

Service Charge: £2400 per annum

Ground Rent: £1000 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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