



## 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 tranguil 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.

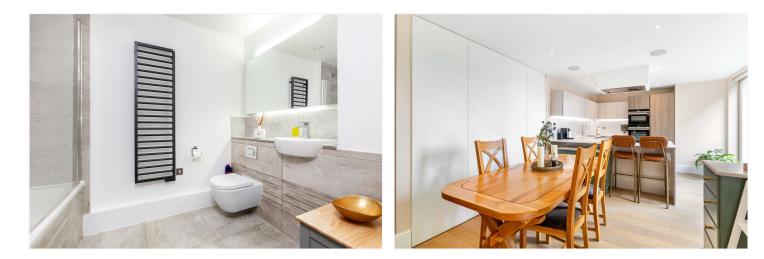
#### AT A GLANCE

- 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



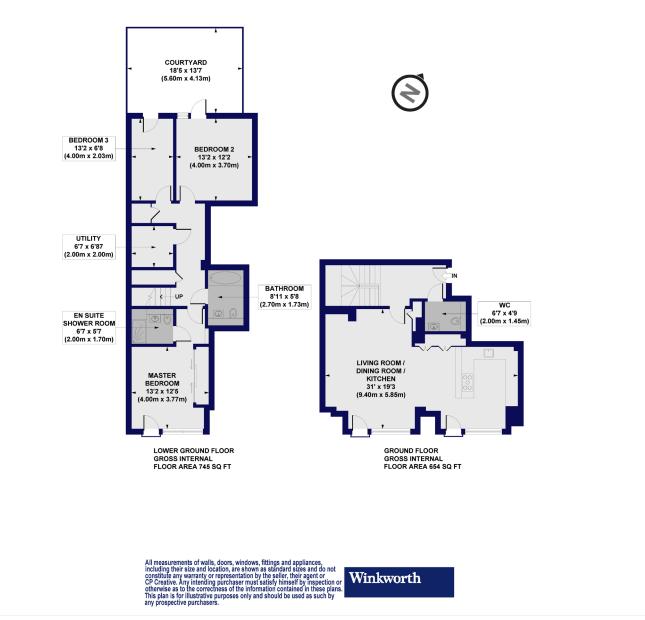




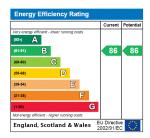




### Thurlow Park Road, SE21 Approx. Gross Internal Floor Area 1399 sq. ft / 130.00 sq. m



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.



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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