



DULWICH ROAD, SE24

**£525,000 SHARE OF FREEHOLD**

## A BRIGHT TWO DOUBLE BEDROOM VICTORIAN CONVERSION FLAT WITH A PRIVATE GARDEN

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

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**DESCRIPTION:**

We are delighted to introduce this well-maintained lower ground floor Victorian conversion, offering two spacious double bedrooms and a private garden. Upon entry, you'll find a bright and spacious reception area, adorned with large bay windows that effortlessly usher in abundant natural light. The fitted kitchen is fitted with standard appliances and boasts ample storage with numerous wall and base units. Two generously sized double bedrooms, each equipped with fitted wardrobes, enhance the living space. The principal bedroom enjoys exclusive access to a small patio area, featuring outdoor storage and stairs leading to the private courtyard garden (with a door for side access) —an ideal spot for summer entertaining. Completing the living space is a contemporary bathroom, featuring a shower over the bath, a WC, and a wash hand basin. Located on Dulwich Road, the property is conveniently situated near Brockwell Park with its iconic Art Deco Lido. It's also within walking distance of the amenities and transport links of Herne Hill and Brixton Underground.

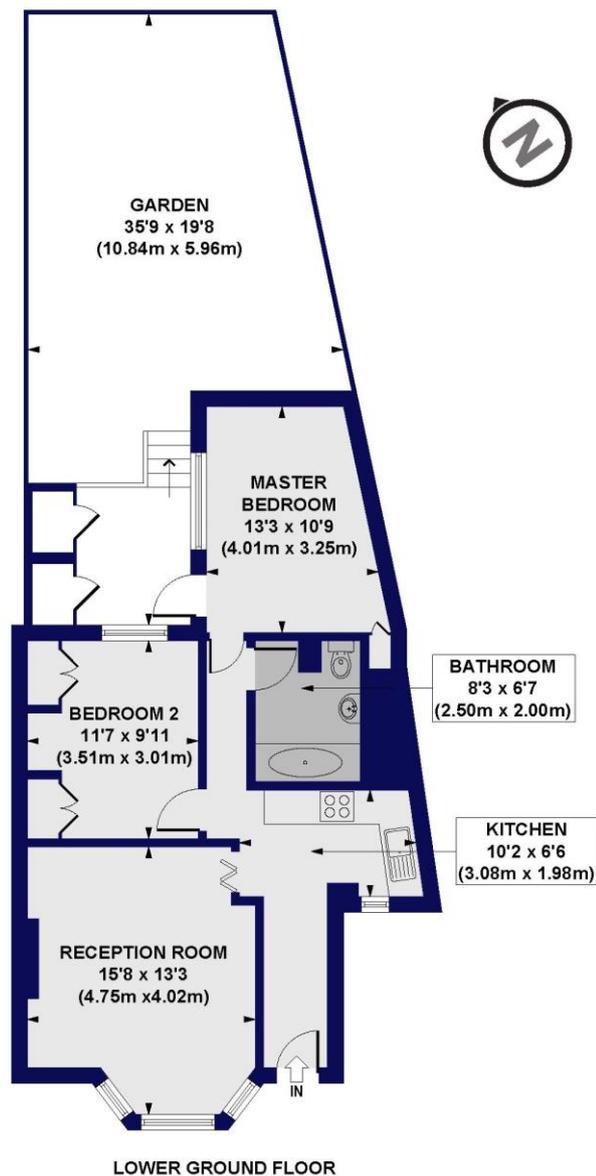
**AT A GLANCE**

- Lower ground floor conversion
- Two spacious double bedrooms
- Bright reception with bay windows
- Fitted kitchen with ample storage
- Principal bedroom with patio access
- Private courtyard garden
- Smart bathroom
- Near Brockwell Park and Lido





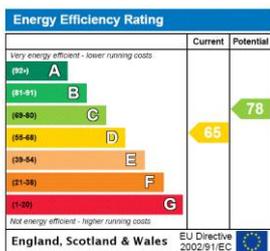
**Dulwich Road, SE24**  
**Approx. Gross Internal Floor Area 629 sq. ft / 58.43 sq. m**



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.



**Tenure:** Share of Freehold  
**Term:** Expires - 25/03/2982  
**Council Tax Band:** C

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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