



Birkbeck Hill, SE21 | £925,000

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In General

- An attractive three-bedroom Victorian house
- Refurbished to an extremely high standard
- Three bedrooms
- Double reception room
- Newly fitted kitchen open-plan to a breakfast room
- Family bathroom
- Downstairs cloakroom
- Delightful 80' landscaped garden
- Beautifully presented throughout
- Popular location close to schools and transport links

In Detail

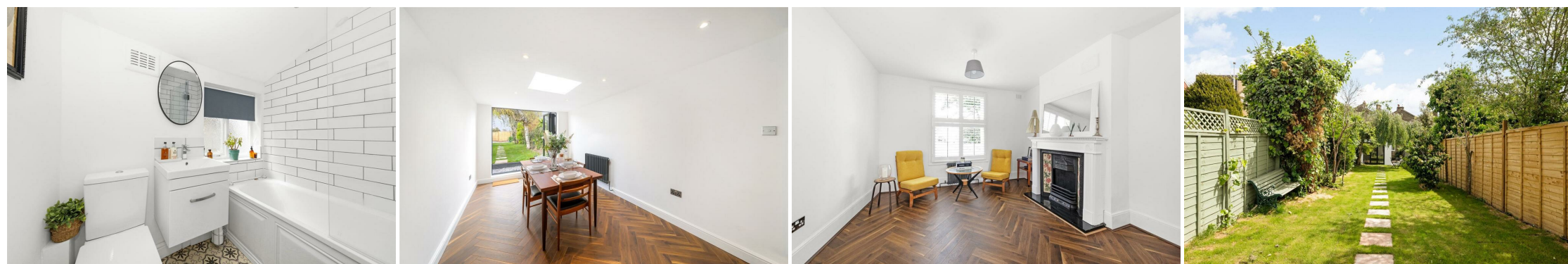
An attractive three-bedroom Victorian house for sale located on this highly sought-after residential road in Dulwich.

The property has been refurbished to an exceptional standard throughout creating a beautifully presented family home. The accommodation is arranged over two floors and comprises three bedrooms, newly installed kitchen and bathroom, double reception room, breakfast room open-plan from the kitchen and downstairs WC. Externally to the rear there is a most delightful, landscaped garden measuring 80'. To the rear of the garden is a timber outhouse which could be used as an office.

Both Dulwich Village and Herne Hill are close-by with their range of charming independent shops, cafes and restaurants. Nearby Dulwich Park, Belair Park and Brockwell Park offer beautiful green spaces. The property is also well-positioned for top rated state and independent schools, including Rosendale Road Primary School, Dulwich College, James Allen's Girls School and Alleyn's School. There are excellent rail connections to central London from nearby West Dulwich (Victoria/Blackfriars), Herne Hill (Victoria, Blackfriars, City Thameslink, Kings Cross/St Pancras) and Tulse Hill (London Bridge, Thameslink).

Internal viewing of this exceptional house is advised. Offered with no onward chain.

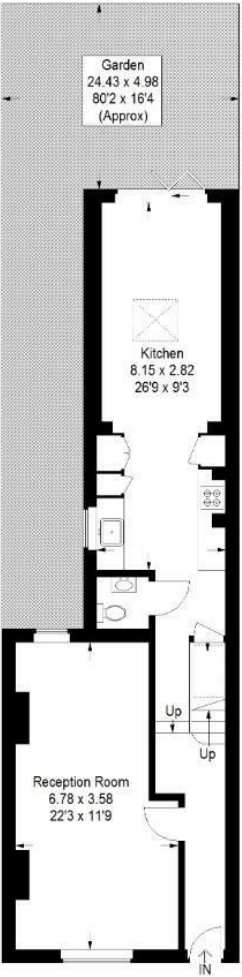
EPC: D | Council Tax Band: E



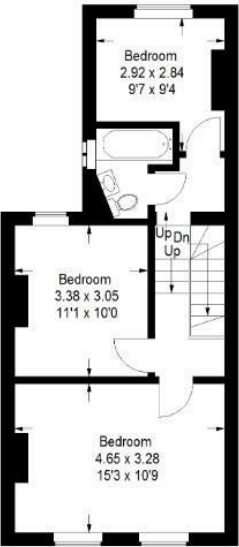
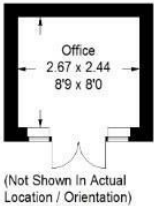
Floorplan

Birkbeck Hill, SE21

Approximate Gross Internal Area
103.7 sq m / 1116 sq ft
Office = 6.9 sq m / 74 sq ft
Total = 110.6 sq m / 1190 sq ft



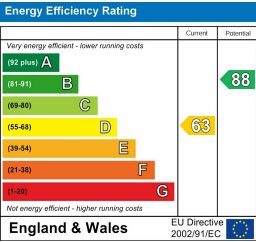
Reduced headroom below 1.5 m / 5'0



Ground Floor

First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
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