



THURLOW PARK ROAD, SE21
£800,000 LEASEHOLD

**LUXURIOUS LIVING WITH MODERN
ELEGANCE: A STUNNING HOME LOCATED IN
CLOSE PROXIMITY TO DULWICH VILLAGE
AND HERNE HILL**

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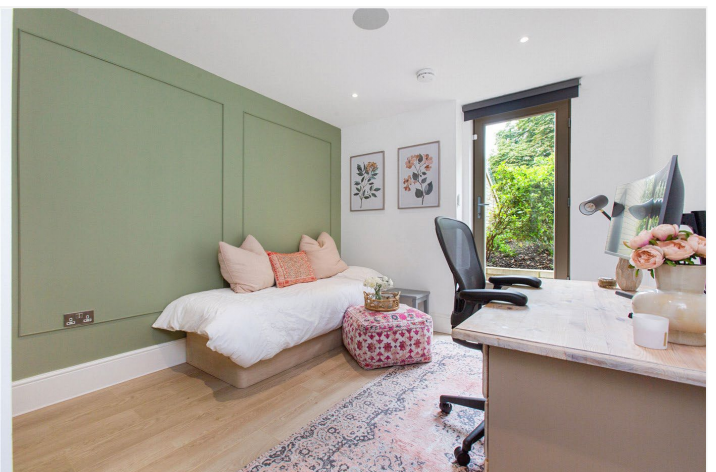
DESCRIPTION:

This exquisite property, finished to the highest specification offers an exceptional blend of luxurious living and entertaining space. The accommodation features a bright and airy master bedroom with an en-suite shower room, two additional well-appointed bedrooms, a second luxury bathroom, and a convenient WC. The generously proportioned reception/kitchen 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 sound system throughout, private allocated parking, and beautifully landscaped communal gardens. French panelling throughout adds a touch of elegance, while fully electric motorised blackout blinds provide convenience and privacy. Juliet balconies enhance the charm of the living spaces, allowing natural light to flood in while offering delightful views.

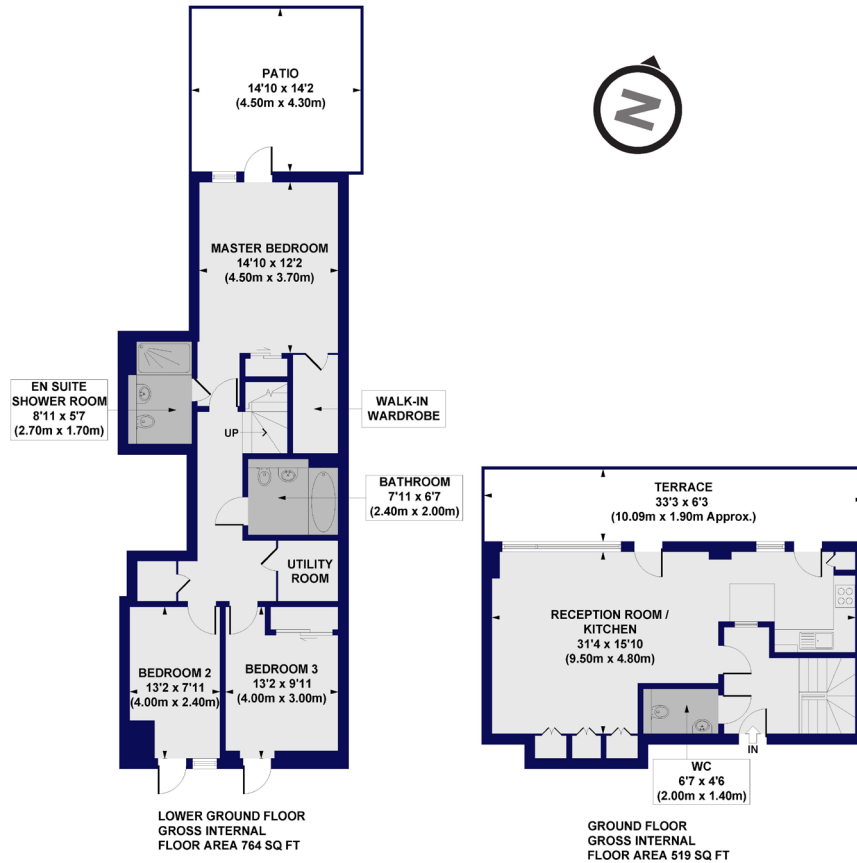
Additionally, the property offers the luxury of a private courtyard garden, perfect for relaxation and outdoor activities, as well as a spacious terrace measuring 33'3 x 6'3 (10.90m x 1.90m approx.), ideal for al fresco dining and entertaining. An abundance of storage space ensures practical living.

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.





Thurlow Park Road, SE21
Approx. Gross Internal Floor Area 1283 sq. ft / 119.16 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		85	85
(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: 116 year and 11 months

Service Charge: £3222.36 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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