



ST. FAITHS ROAD, SE21
£535,000 LEASEHOLD

A CHARMING TWO DOUBLE BEDROOM TOP-FLOOR APARTMENT CLOSE TO HERNE HILL AND DULWICH VILLAGE

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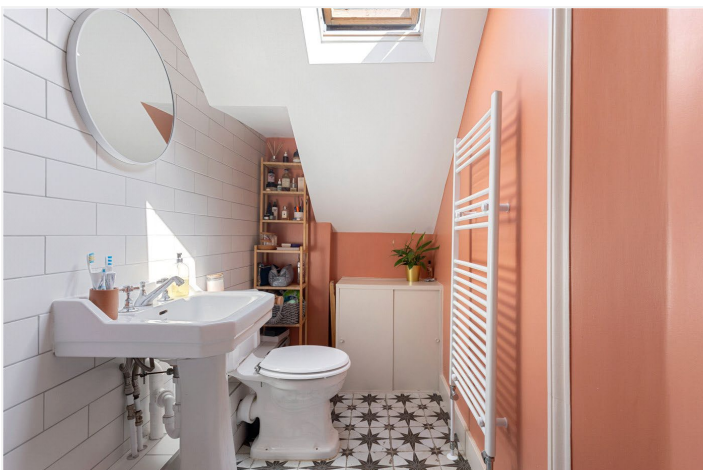


DESCRIPTION:

Nestled within an attractive period property, this delightful top-floor apartment is located on a popular residential road, offering convenient access to both Herne Hill and Dulwich Village. The apartment boasts particularly spacious and well-presented accommodation, including two double bedrooms, a lounge/dining room, a modern fitted kitchen, and a newly re-fitted bathroom. Herne Hill centre is easily accessible, providing numerous leisure and shopping facilities, such as the scenic Brockwell Park and Lido. Nearby Dulwich Village offers charming cafes and restaurants, picturesque parks, outstanding schools, the renowned Picture Gallery, and a golf course. Excellent rail links to central London are available from Herne Hill and West Dulwich (Victoria, Blackfriars, and St Pancras) stations. Additionally, Tulse Hill offers Thameslink services with direct connections to Blackfriars, Farringdon, and St Pancras.

AT A GLANCE

- Attractive period property
- Top-floor apartment
- Spacious, well-presented accommodation
- Two double bedrooms
- Reception/dining room
- Modern fitted kitchen
- Close to Herne Hill
- Near Dulwich Village amenities

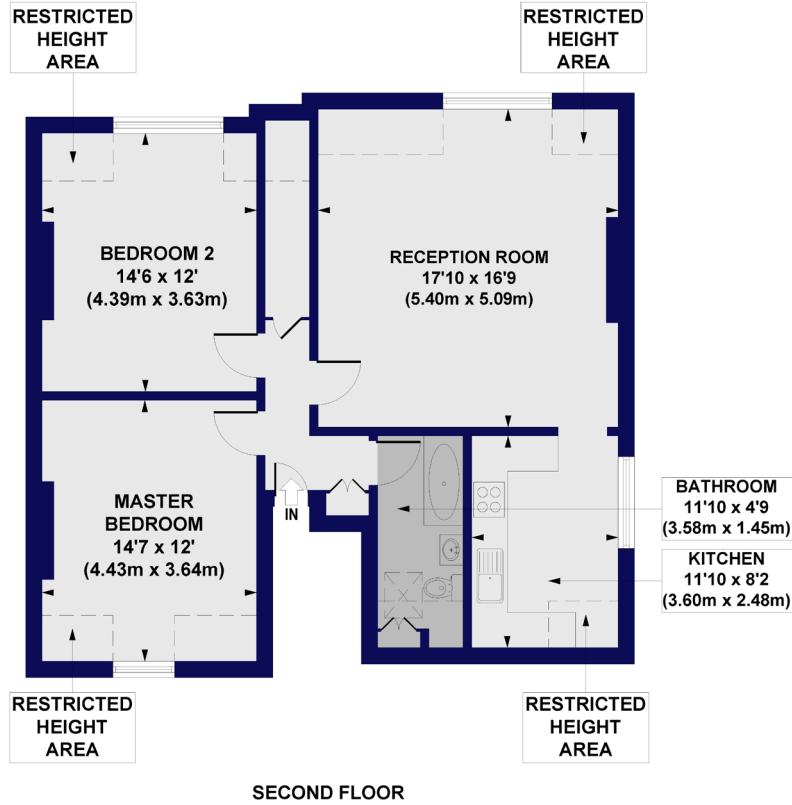




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Approx. Gross Internal Floor Area 898 sq. ft / 83.46 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 799 sq. ft / 74.27 sq. m (Excluding Restricted Height Area)



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		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 101 year and 1 months

Service Charge: £2200 per annum (paid bi-annually)

Ground Rent: £200 Annually (subject to increase)

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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