



**Croxted Road, Herne Hill, SE21**

2 bedroom flat - purpose built for sale

**£515,000**

Leasehold

## Property Details

An appealing two bedroom ground floor apartment with gardens and off-street parking in an attractive purpose built, gated property. Forming the heart of the home, the living room has tastefully neutral décor, cosy carpets and a large window, offering a spacious lounge and room for a dining table. Through a charming archway, the separate kitchen is conveniently adjacent, with cabinetry down both sides offering plentiful storage and worktop space. The principal bedroom is a particularly well-proportioned double with fitted wardrobes plus the luxury of an en-suite. A second comfortable bedroom follows on, also with built-in wardrobes. A versatile space, this room could easily be repurposed to suit the needs of the purchaser. Conveniently set in the centre of the home is the main bathroom, with a bathtub. Completing the interior of this wonderful home, a large cupboard in the entrance provides further storage options. A well-laid out property, ready to move into with the potential to add your own stamp over time. This fantastic flat is set within a secure and private gated development with off-street parking and well-maintained communal lawns.

Council tax band E    EPC rating C (74)

## Features

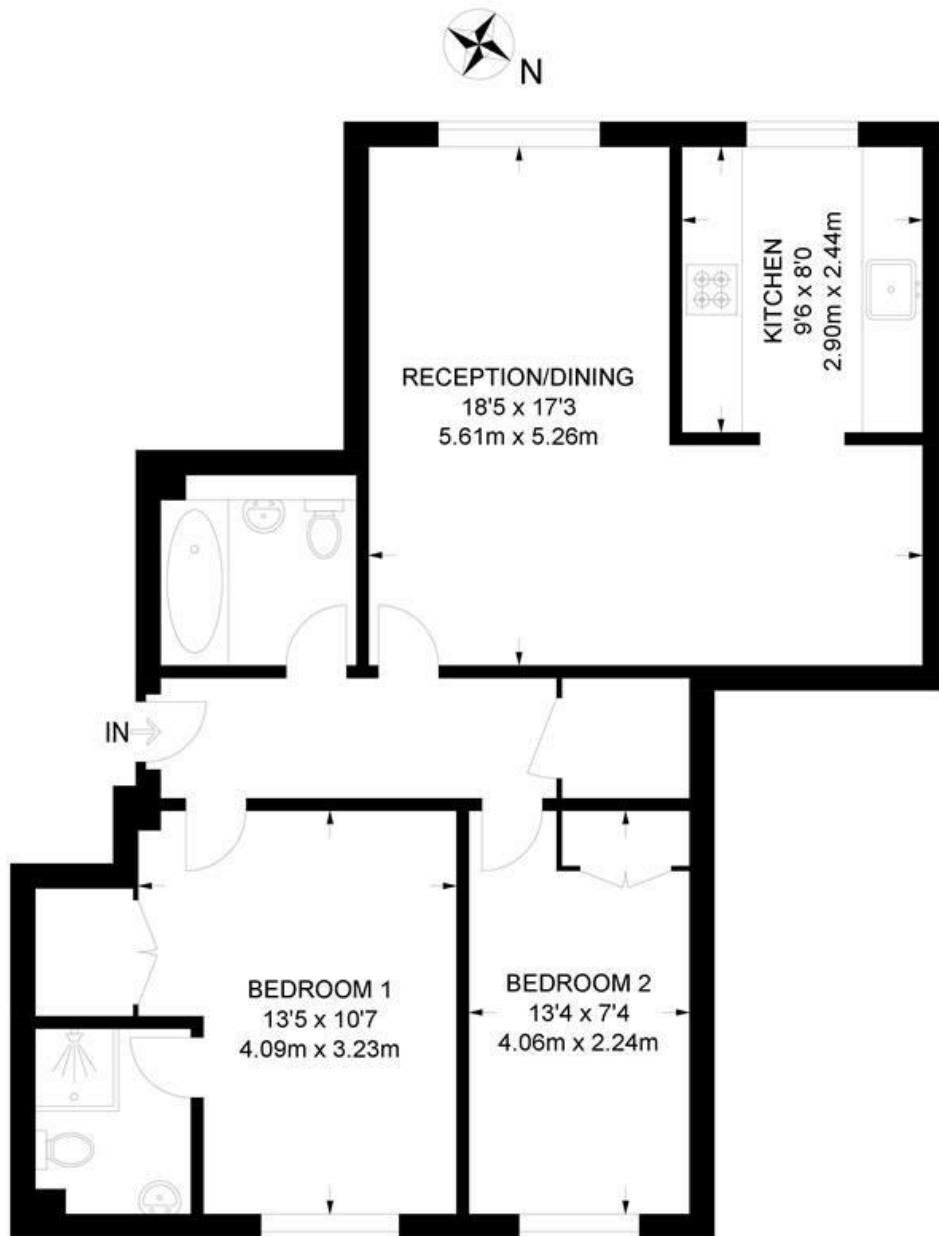
- Two bedrooms
- Two bathrooms
- Off-street parking
- Gated, purpose built apartment
- Communal grounds
- Over 700 square feet
- Belair Park a three-minute stroll
- West Dulwich Station a two-minute walk, be in Central in under fifteen-minutes
- Dulwich Village, Herne Hill and Brockwell Park all in fifteen-minutes
- Chain-free



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APPROXIMATE GROSS INTERNAL AREA: **730 SQ FT / 67.8 SQ M**



**GROUND FLOOR**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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