

**HARVEY &
WHEELER**
ESTABLISHED 1855

121 COURT LANE
DULWICH SE21 7EE



A substantial end of terrace family house with off street parking that has been in the same family for 45 years.

The property spans approximately 1,885 sq ft (175 sq m) excluding the eaves and external storage. There is scope to modernise and to extend the house subject to necessary consents.

The ground floor comprises a spacious and bright front reception room providing an inviting space for family living and entertaining. To the rear, the kitchen benefits from a large built-in storage cupboard and access to the passageway. There is second large reception room leading to a conservatory opening onto the mature rear garden measuring 67'3 x 24'3 (20.50m x 7.40m). A guest WC completes this level.

On the first floor, there are three double bedrooms, a family bathroom and an additional small room currently housing a lift. The second floor features a welcoming landing leading to a fourth double bedroom, a shower room and eaves storage.

The house is well located for all the amenities of Dulwich and East Dulwich particularly local schools including Alleyn's, JAGS and Dulwich College. There are excellent transport links with the nearest station being North Dulwich (London Bridge). From Dulwich Library (a short walk away) there is a regular bus service to both Peckham Rye & Forest Hill for Overground services to Docklands and also to Victoria, the West End and the City.

Chain-free. EPC Rating D. Tax Band G. Please note probate has not yet been granted.

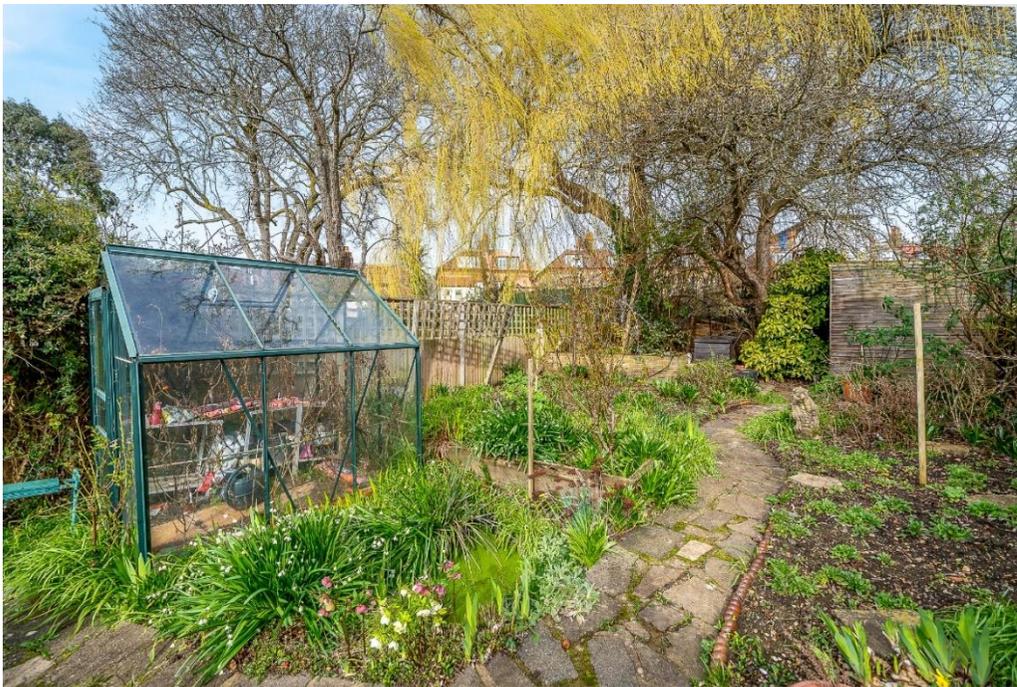


ACCOMMODATION

- | | |
|---------------------------------|---|
| 4 Double bedrooms | 2 Reception rooms and conservatory |
| 2 bathroom (1 en suite) | Kitchen |
| Ground floor WC | Mature rear garden |
| Large built-in cupboards | Off-street parking |

£1,550,000









Court Lane, SE21

Approximate Gross Internal Area = 175.12 Sq m / 1885 Sq ft

Eaves Storages = 24.06 Sq m / 259 Sq ft

External Storages = 3.72 Sq m / 40 Sq ft

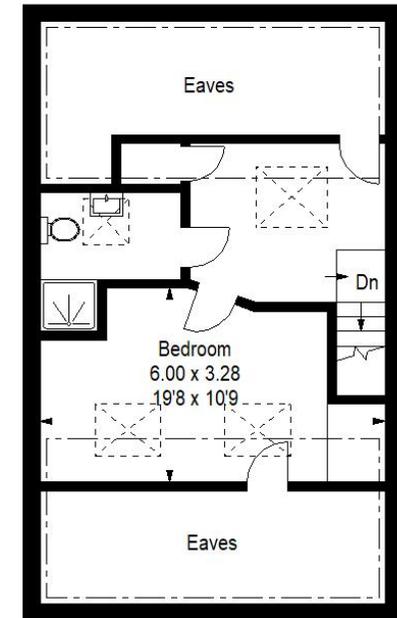
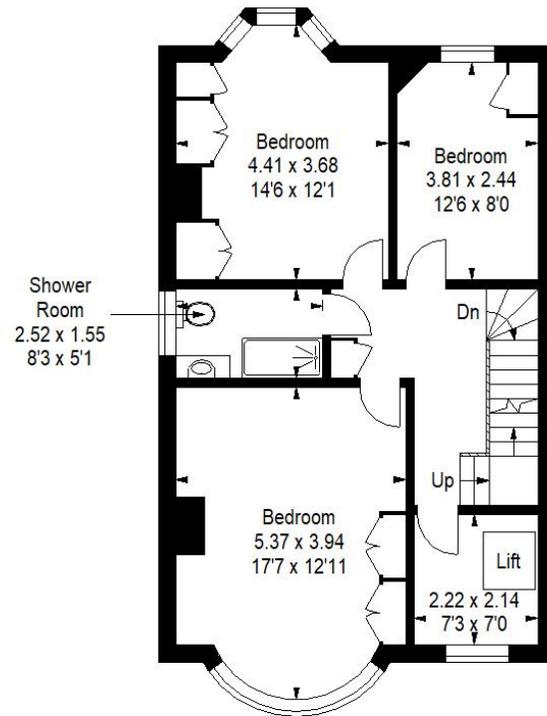
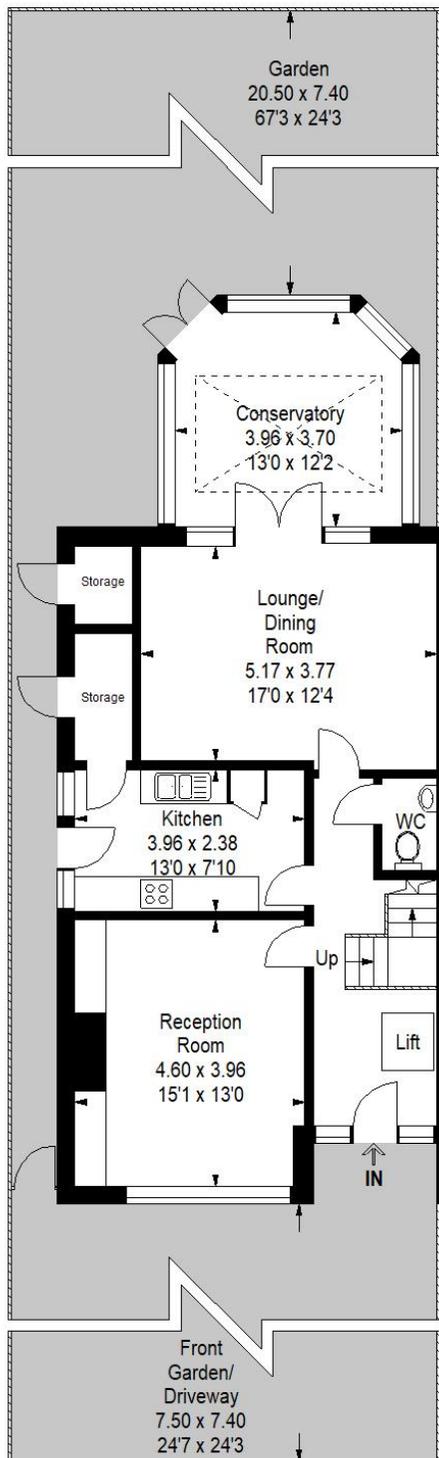
Total Area = 202.90 Sq m / 2184 Sq ft



= Sky Light



= Reduced headroom below 1.5m / 5'0"



This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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