

**HARVEY &
WHEELER**
ESTABLISHED 1855

STONEHILLS COURT, DULWICH, SE21 7LZ



An attractive three bedroom maisonette in a sought-after location on The Dulwich Estate, in this private close off College Road, particularly convenient for DUCKS, Dulwich prep London, Dulwich College and trains from Sydenham Hill station with direct services to London Victoria.

A pleasant location surrounded by delightful communal gardens, sports fields and close to the Golf Club, Dulwich Village and shops at West Dulwich.

With a gross internal area of approximately 878 sq ft (82 sq m), the property is in good decorative order.

On the ground floor, there is the entrance lobby with a large built-in cupboard and stairs leading to a good sized reception room and a generous kitchen dining room with two sets of sash windows overlooking greenery.

On the second floor, there are three bedrooms with fitted cupboards and a family bathroom.

Additionally, there is a large loft, a garage en-bloc and parking space (not allocated) for residents and visitors.

The lease is 198 years from 21 April 1998. There is no onward chain.

EPC Rating (E).

ACCOMMODATION

3 Bedrooms

Family bathroom

Fitted cupboards

Ground floor lobby

Large loft

Good sized reception room

Generous kitchen dining room

Private close on The Dulwich Estate

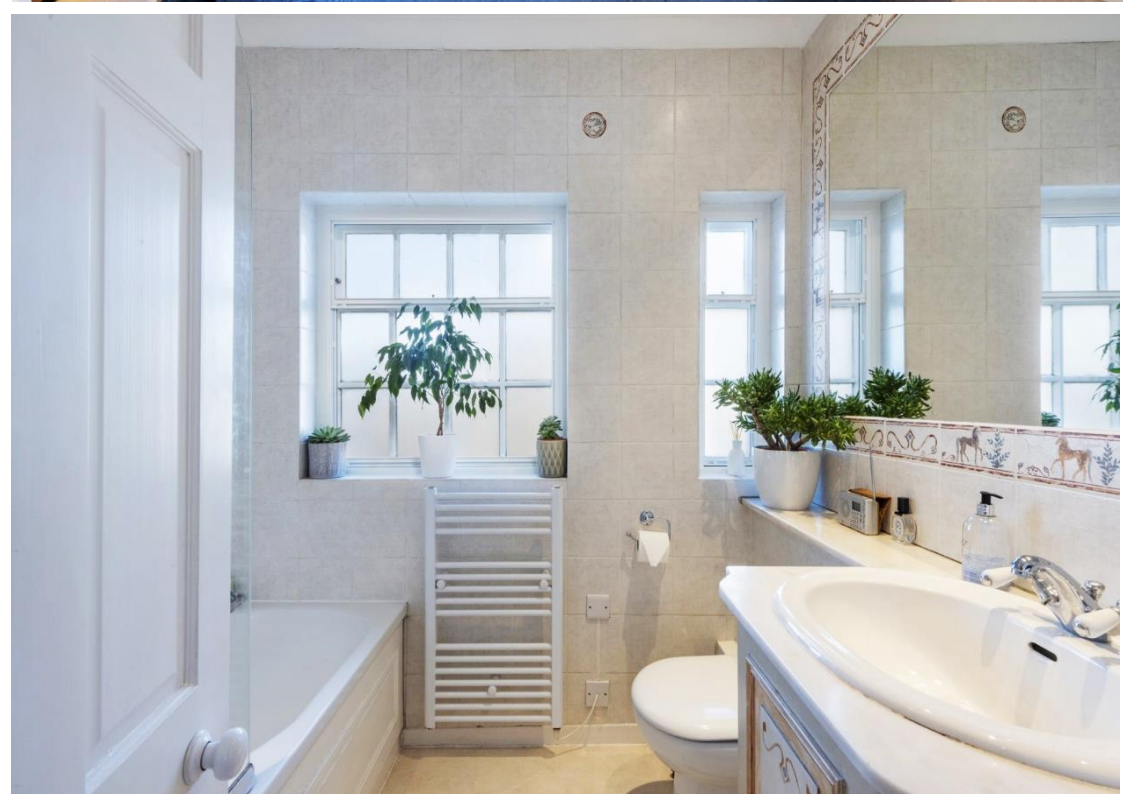
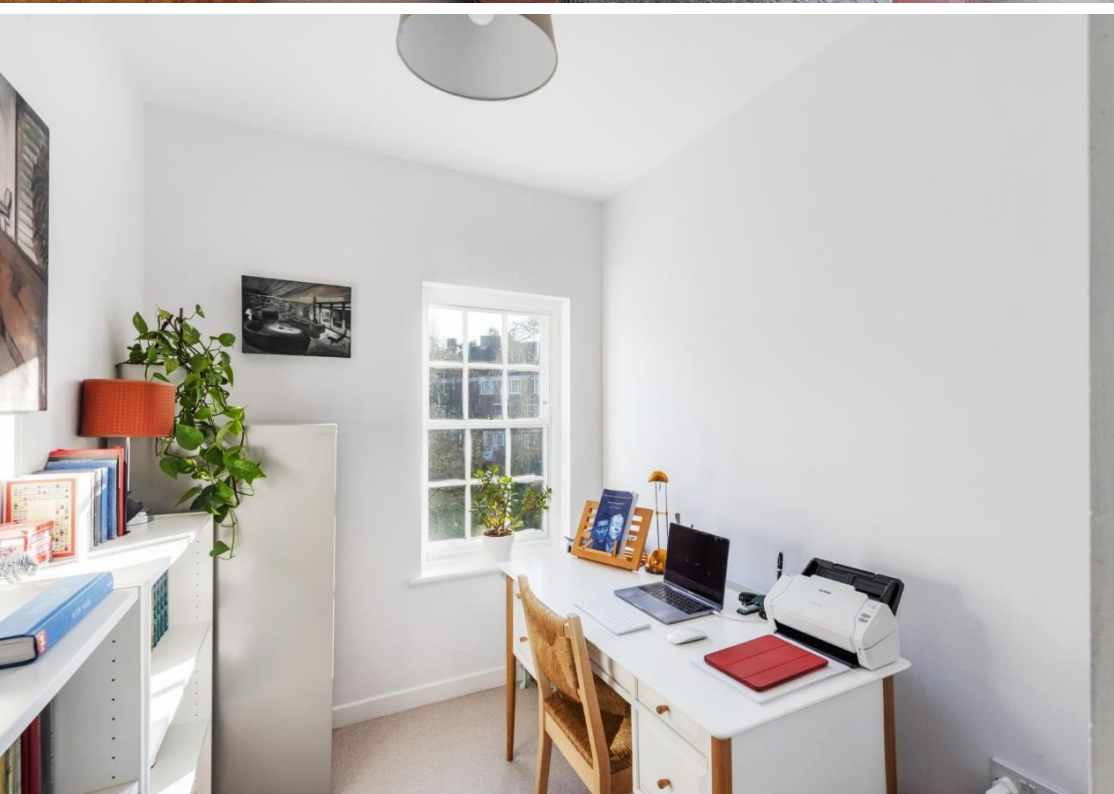
Garage and parking space (not allocated)

Delightful communal gardens

£650,000







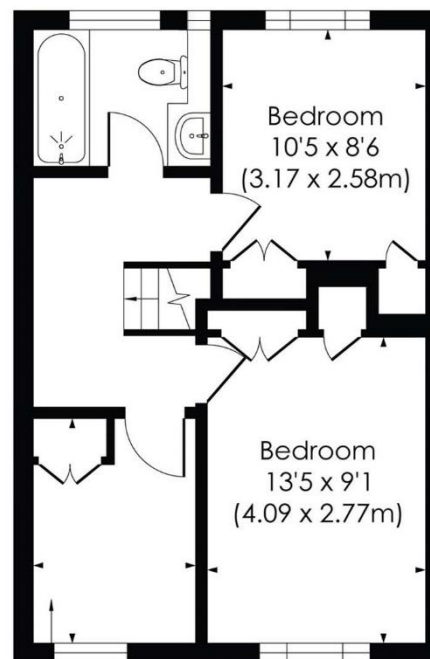


STONEHILLS COURT, COLLEGE ROAD, SE21

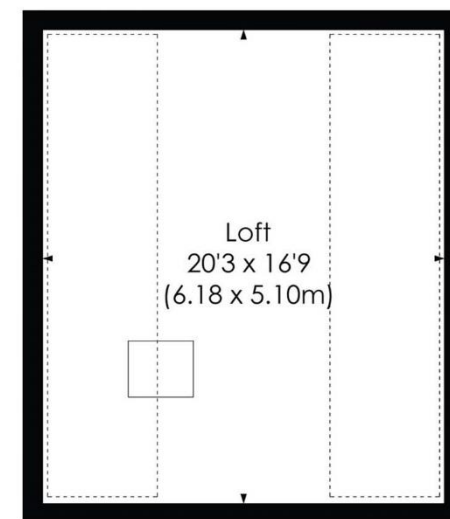
Approx. Gross Internal Floor Area

878 Sq. ft/81.50 Sq. m (excl. Garage and Loft)

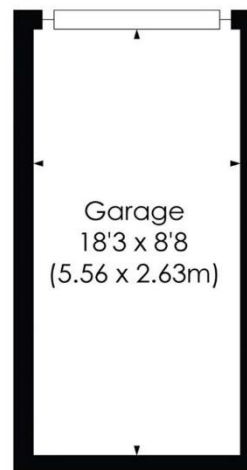
1374 Sq. ft/127.64 Sq. m (incl. Garage and Loft)



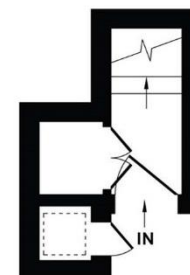
Bedroom
9'11 x 6'9
(3.03 x 2.06m) SECOND FLOOR



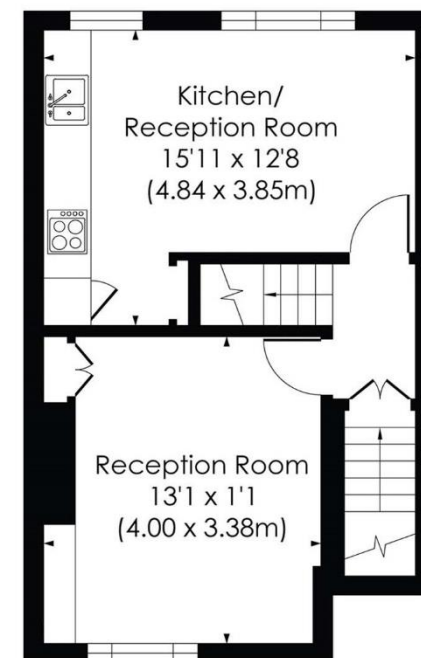
LOFT FLOOR



GARAGE



GROUND FLOOR



FIRST FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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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