



Croxted Road, SE21  
£525,000

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# In general

- A modern second floor purpose built apartment located within attractive gated development
- Spacious accommodation – 746 sq ft
- Master bedroom with en-suite shower room
- Further double bedroom
- Second bathroom
- Large lounge/dining room
- Fitted kitchen
- Off street parking, attractive communal gardens
- Share of freehold
- Central location close to transport links

# In detail

A modern second floor purpose built apartment for sale located within this attractive and sought after gated development set back from Croxted road in Dulwich.

The property is presented in attractive decorative order and has spacious accommodation comprising master bedroom with en-suite shower room, further double bedroom, large light and bright lounge/dining room open-plan to a fitted kitchen and second bathroom. Externally there are attractive communal gardens and to the rear of the building there is off street parking.

Normandie Court is a modern gated development well located within easy reach of West Dulwich and Dulwich Village with their parks, outstanding schools, numerous shops, cafes and restaurants. Excellent rail links to central London are from nearby West Dulwich (London Victoria/London Blackfriars) and Tulse Hill (London Bridge/London Blackfriars and St Pancras via Thameslink).

The property is offered with no onward chain. Share of freehold.

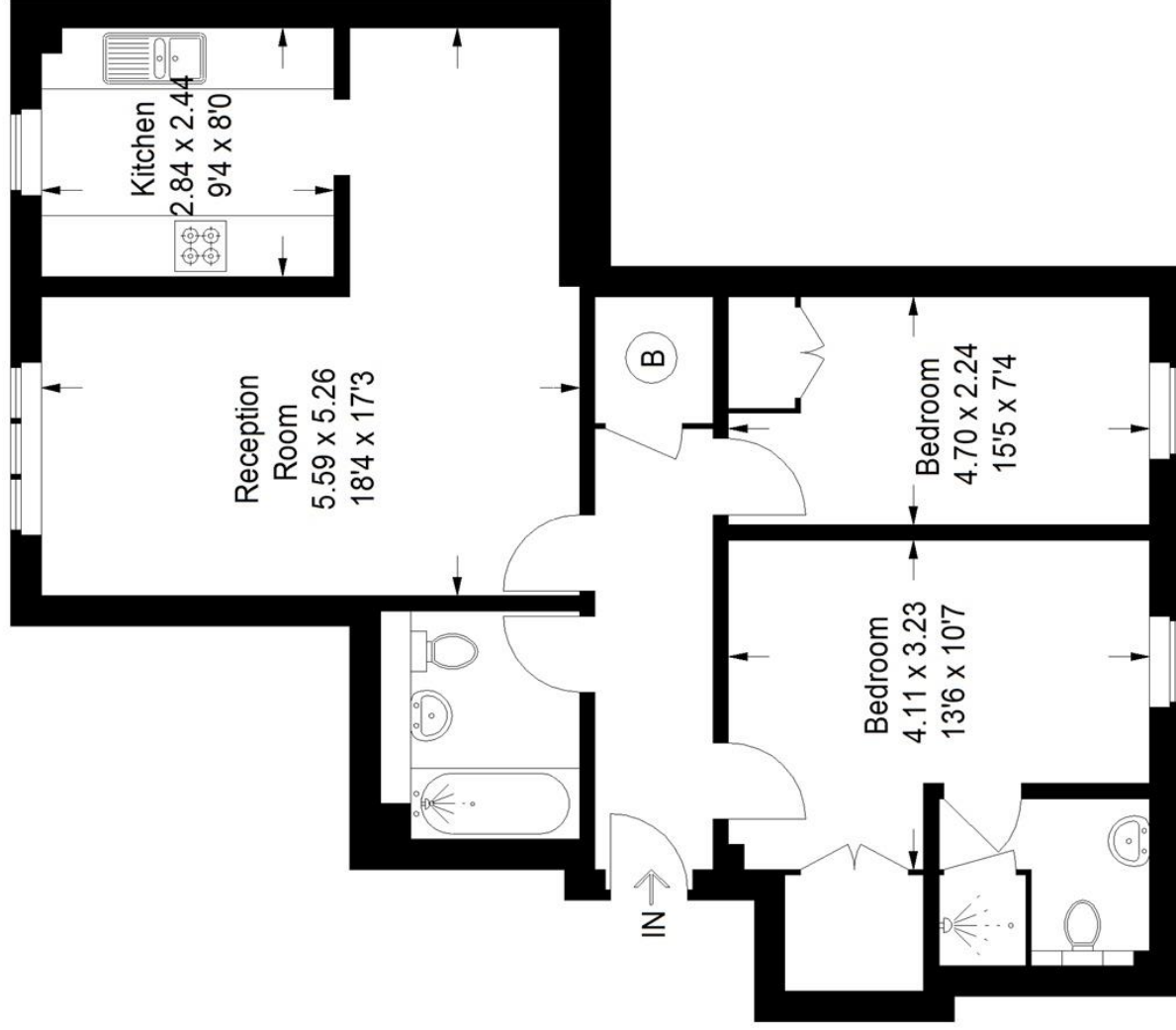
EPC: C | Council Tax Band E | Lease Remaining: 974 years | SC: £2,000 per annum | GR: £0 | BI: £0



# Floorplan

## Normandie Court, SE21

Approximate Gross Internal Area  
69.3 sq m / 746 sq ft



## Second Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
38-54	E		
21-38	F		
1-20	G		

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