



Alleyn Park, SE21  
£3,500 PCM

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# In general

- Video entry, burglar alarm and a communal CCTV system
- Three double bedrooms and two bathrooms
- Off street parking space and secure cycle store
- Fitted wardrobes to all bedrooms and hallway cupboards
- Winter garden accessed directly off master bedroom
- Unfurnished
- Available early September
- Landscaped front and rear communal garden
- Beautifully designed and high quality finish

# In detail

Nestled in the vibrant and picturesque neighbourhood of Dulwich, this exquisite three-bedroom flat offers a harmonious blend of modern elegance and urban convenience. Boasting a prime location, spacious interiors, and excellent amenities, this property is an ideal haven for those seeking comfort and style.

The open-concept design seamlessly integrates the living, dining, and kitchen areas, creating an inviting ambiance for relaxation and entertaining. The bespoke kitchen features sleek stone countertops, premium (Bosch) integrated appliances, and ample storage.

The flat offers three thoughtfully designed double bedrooms, all with blinds and a curtain rail. The master bedroom features wall to ceiling built in wardrobes, an en-suite bathroom and access onto a winter garden, providing a peaceful retreat. The further two double bedrooms have an abundance of natural light and both have fitted wardrobes. The bathrooms feature contemporary fixtures, elegant tiling, and pristine finishes, creating a hotel-like atmosphere. The flat is equipped with ample storage space, including built-in closets and cabinet.

The property offers secure parking facilities, providing a dedicated space for one vehicle. Further benefits include multi - media sockets to all room and BT fibre broadband. Situated in the heart of Dulwich, this flat enjoys easy access to amenities, including charming cafes, boutique shops, renowned schools, and peaceful green spaces. The property's proximity to public transportation ensures easy connections to central London and beyond with west Dulwich station a short walk away with direct trains into Victoria.

EPC: B | Council Tax Band: F | Unfurnished | Available: early September | Holding Deposit: £807.69 | Security Deposit: £4,038.56



# Floorplan



83 Alleyn Park SE21 8AA



## First Floor

Living: 6.65m x 7.1m (21' 10" x 23' 4")

Bed 1: 4.15m x 5.22m (13' 7" x 17' 2")

Bed 2: 2.75m x 4.4m (9' x 14' 5")

Bed 2: 2.75m x 3.97m (9' x 13')

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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