



Delawyk Crescent, SE24  
£800,000

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# In general

- Three bedrooms
- Open plan reception room
- Private courtyard
- Near Brockwell Park
- Good transport links

# In detail

This property is situated in a sought-after location on the edge of the North Dulwich Triangle, Delawyk Crescent.

It is offered for sale chain-free and features a spacious open plan reception room, three bedrooms, and one family bathroom. The property has been newly refurbished in a modern contemporary style by its current owners, adding to its appeal.

The interior showcases a refreshed and modern aesthetic, offering an inviting living space. A private rear courtyard garden is accessible, providing outdoor relaxation opportunities.

Delawyk Crescent is a sought-after location on the edge of the North Dulwich Triangle, a chain-free sale, a spacious open plan reception room, three bedrooms, a modern contemporary refurbishment, a private courtyard garden, and proximity to local amenities and transportation hubs.

Conveniently located, the property offers easy access to the local amenities of both Herne Hill and Dulwich Village. These amenities include reputable schools, shops, bars, and restaurants, enhancing the convenience of the location.

The open spaces of Brockwell Park are also within close reach, providing recreational options.

Transportation options are readily available, as the property is within easy reach of Herne Hill and North Dulwich Stations. These stations offer connections to central London and the City, making commuting accessible for residents.

EPC: D | Council Tax Band: D | Lease Term Remaining: 87 Years | GR: £10 pa | SC: £525 pa | BI: TBC



# Floorplan

## Delawyk Crescent, SE24

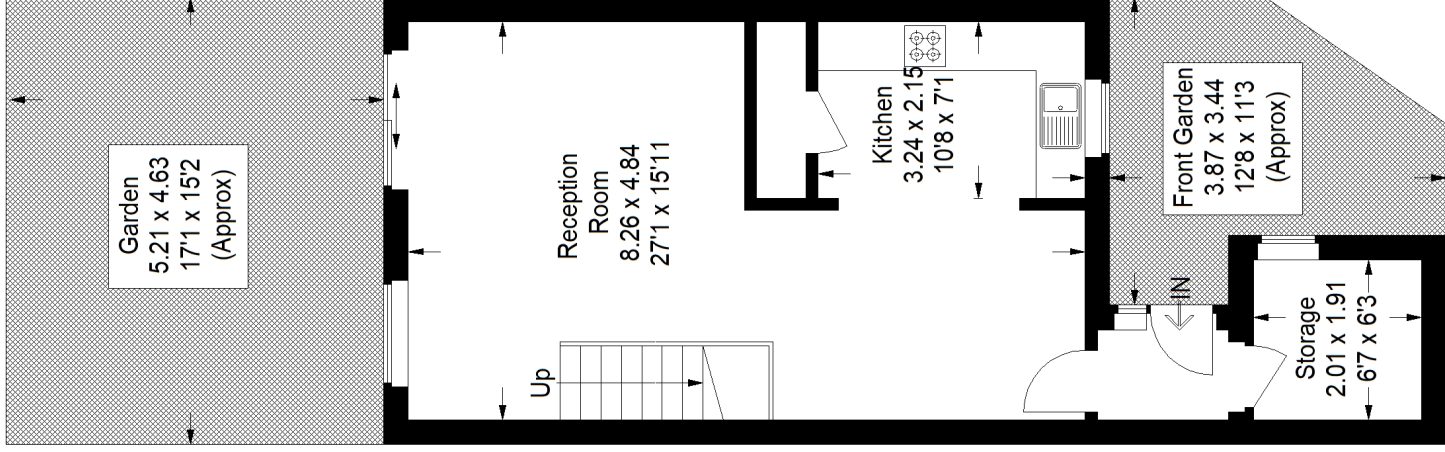
Approximate Gross Internal Area

Ground Floor (Including Storage)

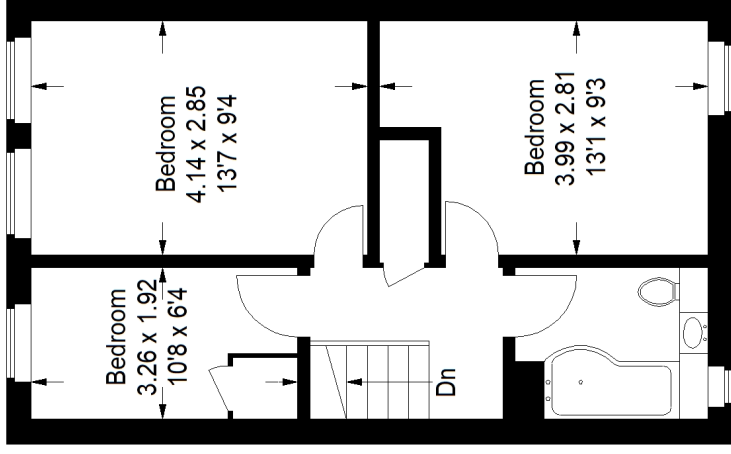
46.8 sq m / 504 sq ft

First Floor = 40.0 sq m / 431 sq ft

Total = 86.8 sq m / 935 sq ft



**Ground Floor**



**First 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		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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