



Park Hall Road, SE21
Guide £2,300,000

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In general

- A substantial double fronted Victorian house for sale.
- Exceptionally spacious – 3392 sq ft.
- Five double bedrooms, two bathrooms.
- Two reception rooms.
- Fitted kitchen open-plan to a dining room.
- Conservatory, utility room.
- Downstairs cloakroom, cellar.
- Garage, large drive providing off street parking for several vehicles.
- Delightful, mature south facing garden measuring 99'.
- Beautifully presented throughout.

In detail

A substantial double fronted Victorian house for sale located on this popular residential road in Dulwich.

The property has been upgraded and modernised to a high standard by the current owner creating a beautifully presented interior. With a gross internal area of 3392 sq ft the property offers exceptionally spacious accommodation arranged over three floors comprising five double bedrooms, two bathrooms (one en-suite), two reception rooms, dining room, fitted kitchen, conservatory, utility room, downstairs cloakroom, cellar and garage. Externally to the front there is a large drive providing off street parking for several vehicles and to the rear a delightful mature, south facing garden measuring 99'.

Park Hall Road is well located within easy reach of West Dulwich and Dulwich Village with their popular parks, numerous cafes and restaurants and renowned independent schools including Dulwich College, Alleyn's and James Allens Girls School. Excellent rail links to central London are from nearby West Dulwich (London Victoria and London Blackfriars) and Tulse Hill (London Bridge, London Blackfriars and St Pancras).

An internal viewing of this fine family home is advised.

EPC: E | Council Tax Band: G



Floorplan

Park Hall Road, SE21

Approximate Gross Internal Area

Cellar = 20.6 sq m / 222 sq ft

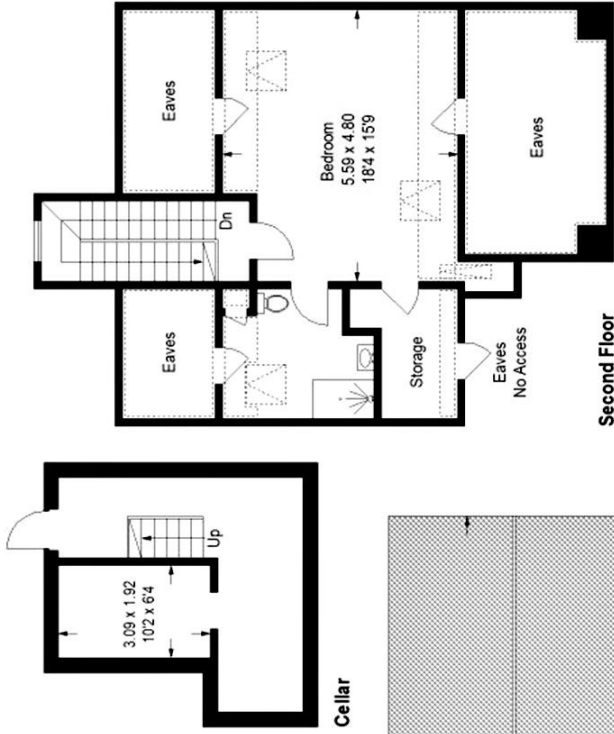
Ground Floor = 122.3 sq m / 1317 sq ft

First Floor = 100.0 sq m / 1076 sq ft

Second Floor (Excluding Eaves) = 46.9 sq m / 506 sq ft

Garage = 26.3 sq m / 272 sq ft

Total = 316.1 sq m / 3392 sq ft



Second Floor



First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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