



## RED POST HILL

North Dulwich, SE24



# WELL-PRESENTED, SPACIOUS FOUR BEDROOM PROPERTY

This charming family home is ideally located in North Dulwich and offers over 2,000 sq ft of comfortable living space.



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Local Authority: London Borough of Southwark

Council Tax band: G

Tenure: Freehold

Guide Price: £1,650,000



## HIGHLY DESIRABLE NORTH DULWICH TRIANGLE LOCATION

With fantastic kerb appeal, a pretty tiled front path leads up the well-maintained front garden to this attractive home. Inside, the wonderfully modern ground floor has been cleverly opened up to create a large, light and bright open-plan space comprising a dining room, which can be separated by glazed doors, a contemporary kitchen and a spectacular reception room spanning the width of the house with bi-fold doors opening to the south-west facing garden. There is also a separate guest WC.

Upstairs, the first floor features a large principal bedroom benefitting from a walk-in wardrobe and shower en suite. There is also a generous second bedroom and a large family bathroom, as well as a separate cupboard housing the utilities.

The second floor comprises two further bedrooms and useful eaves storage. There may be possibility to extend subject to the necessary planning permissions.









Approximate Gross Internal Area = 191.12 sq m / 2057 sq ft (Excluding Eaves Storage)  
 Eaves Storage = 11.4 sq m / 123 sq ft  
 Inclusive Total Area = 202.52 sq m / 2180 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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