



Clive Road, West Dulwich **SE21**

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## Description

Set across the first floor of this Edwardian building, this fantastic home offers plenty of space and natural light throughout.

To the front is a spacious reception room with sash windows and heartened with a pretty feature fireplace. At the centre of the property is a well-appointed kitchen with shaker style cupboards. Steps lead down to a private rear garden with a patio area and lawn.

The flat offers three well proportioned, bright and airy bedrooms, all benefitting from a contemporary family bathroom.

## Location

This beautiful home is located on a popular and pretty tree-lined residential road in West Dulwich where local amenities are close at hand, as are the shops and boutiques of Dulwich Village.

Transport links are excellent with West Dulwich station (0.7 miles) offering direct services to London Victoria and London Blackfriars. Regular buses also serve Central London.

Outstanding state schools such as Elm Wood Primary School and Kingsdale Foundation School are within close proximity. All distances are approximate.

**Tenure: Leasehold, approximately 87 years remaining**

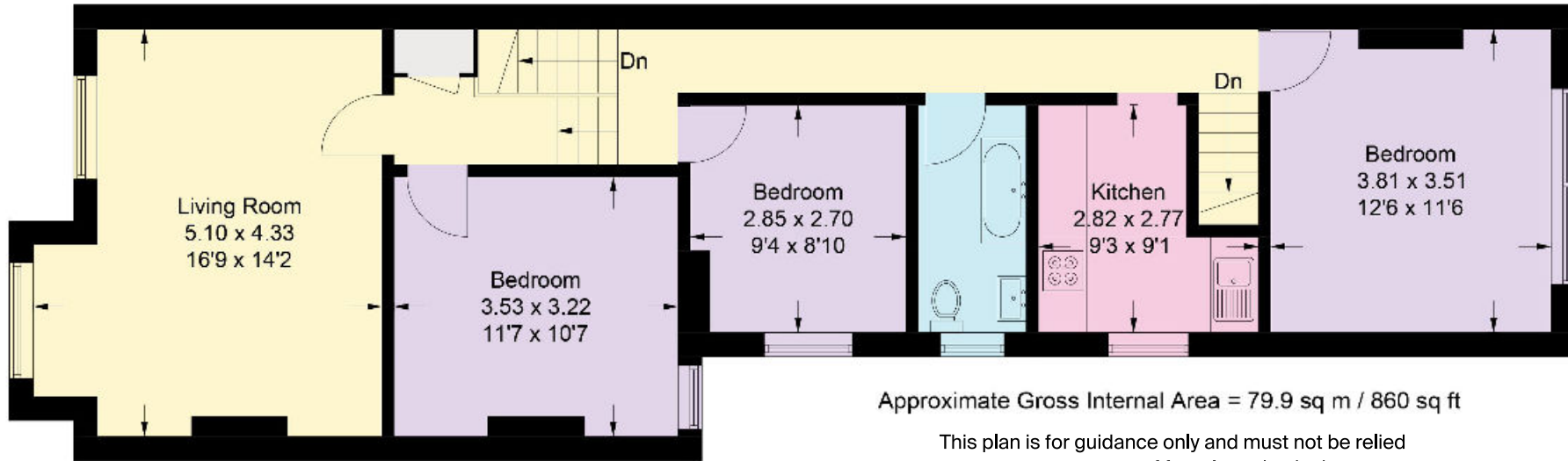
**Council Tax Band: C EPC: C**

**Local Authority: Lambeth Council**

**Ground Rent: £300 P/A**

Ground Rent Review Period: Please note that we have been unable to confirm the date of the next review for ground rent. You should ensure that you or your advisors make your own inquiries



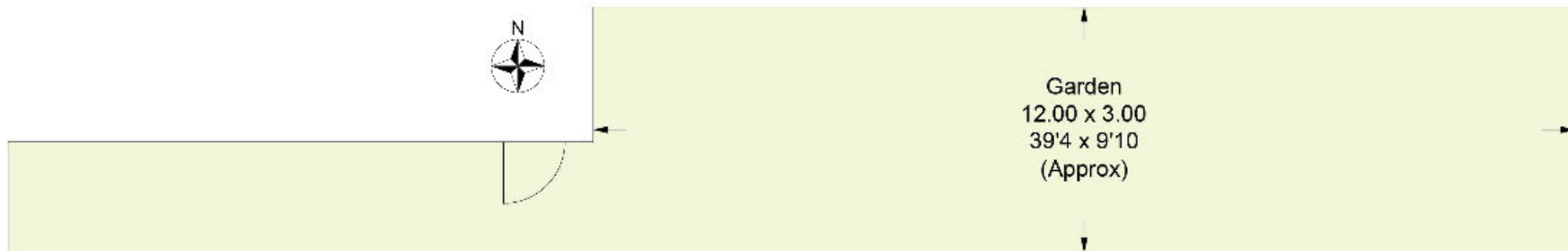


**First Floor**

Approximate Gross Internal Area = 79.9 sq m / 860 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Guide Price £595,000



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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