

**Cobb Court,
Burbgae Road
SE24**







Having been recently renovated this wonderful three-bedroom ground floor apartment is situated on a private Herne Hill residential road.

Upon entering the property a spacious hallway leads to the principal areas of this home. A living room located to the rear boasts dual aspect windows allowing lots of natural light to flood through. A wonderful contemporary kitchen sits to the front and offers plenty of storage space and a breakfast bar.

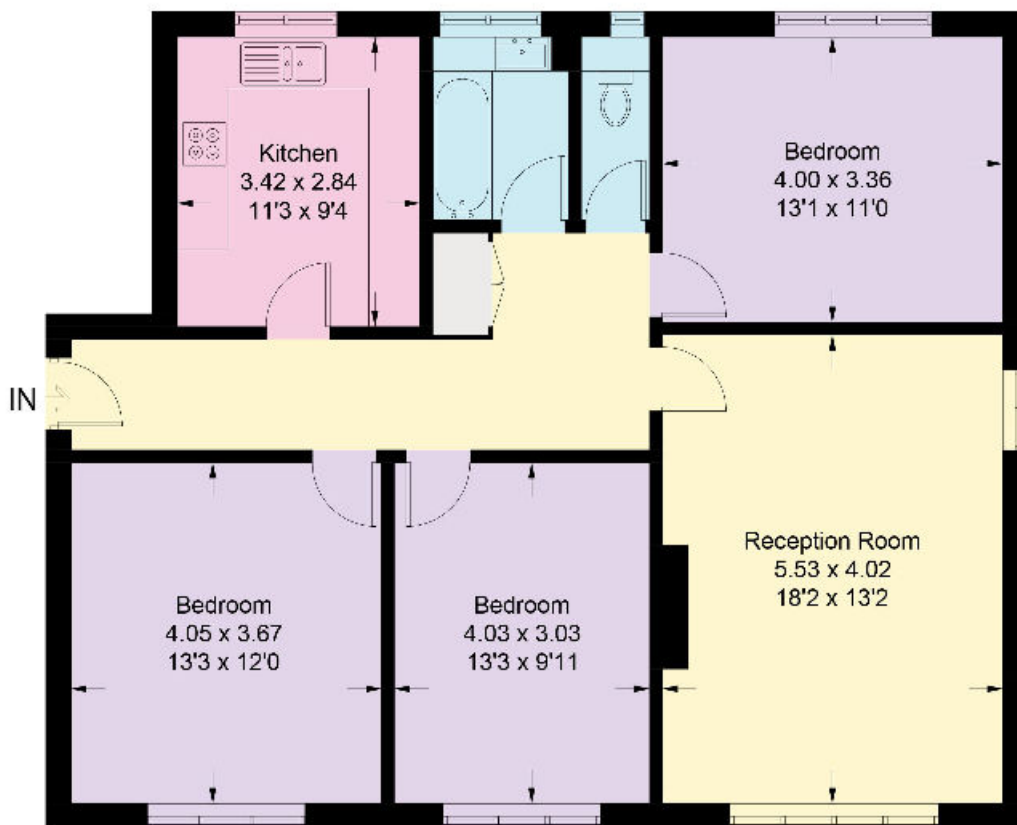
The property offers three bright and spacious bedrooms all benefiting from a sleek contemporary bathroom.

Additionally lovely home benefits from a useful separate garage.



Cobbs Court, Burbage Road, SE24

Approximate Gross Internal Area = 96.6 sq m / 1040 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

Location

This home is ideally situated for both the shops and amenities of the Village as well as the transport links from North Dulwich station and Herne Hill station.

The lovely green spaces of Belair Park, Dulwich Park and Brockwell Park are nearby and sought-after state schools are on the doorstep, as are world-renowned independent options such as James Allen's Girls School, Alleyn's School and Dulwich College.

Transport links are excellent. Herne Hill Rail Station is nearby (0.6 miles) with direct services to London Victoria and Blackfriars and North Dulwich Station (0.7 miles) provides direct access to London Bridge.

All distances are approximate.

Tenure

Leasehold: approximately 141 years remaining

Guide price

The guide price is available on request

Ground Floor

Knight Frank
Dulwich
1c Calton Avenue
SE21 7DE

We would be delighted to tell you more.

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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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Particulars dated December 2020. Photographs and videos dated December 2020.

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