

Cedar Close, Dulwich SE21

Tenure: Leasehold Borough: Southwark

Offers in excess of £185,000

- Over 55's development
- Smart and modern



This popular private development available to buyers over 55 years of age, is brilliantly located with access to Dulwich, Tulse Hill and West Dulwich as well as numerous bus routes. The accommodation is smart and bright with a large double bedroom, recently installed modern kitchen, contemporary bathroom and spacious reception with patio door leading to a small private terrace. There is an administrative warden on-site in the week and there are emergency cords in all principle rooms bar the kitchen direct to the warden from 8:30am until 4:30pm or to an emergency centre. There is also a communal lounge and laundry on site.

Cedar Close

Approximate Gross Internal Area Total = 41.0 sq m / 441 sq ft

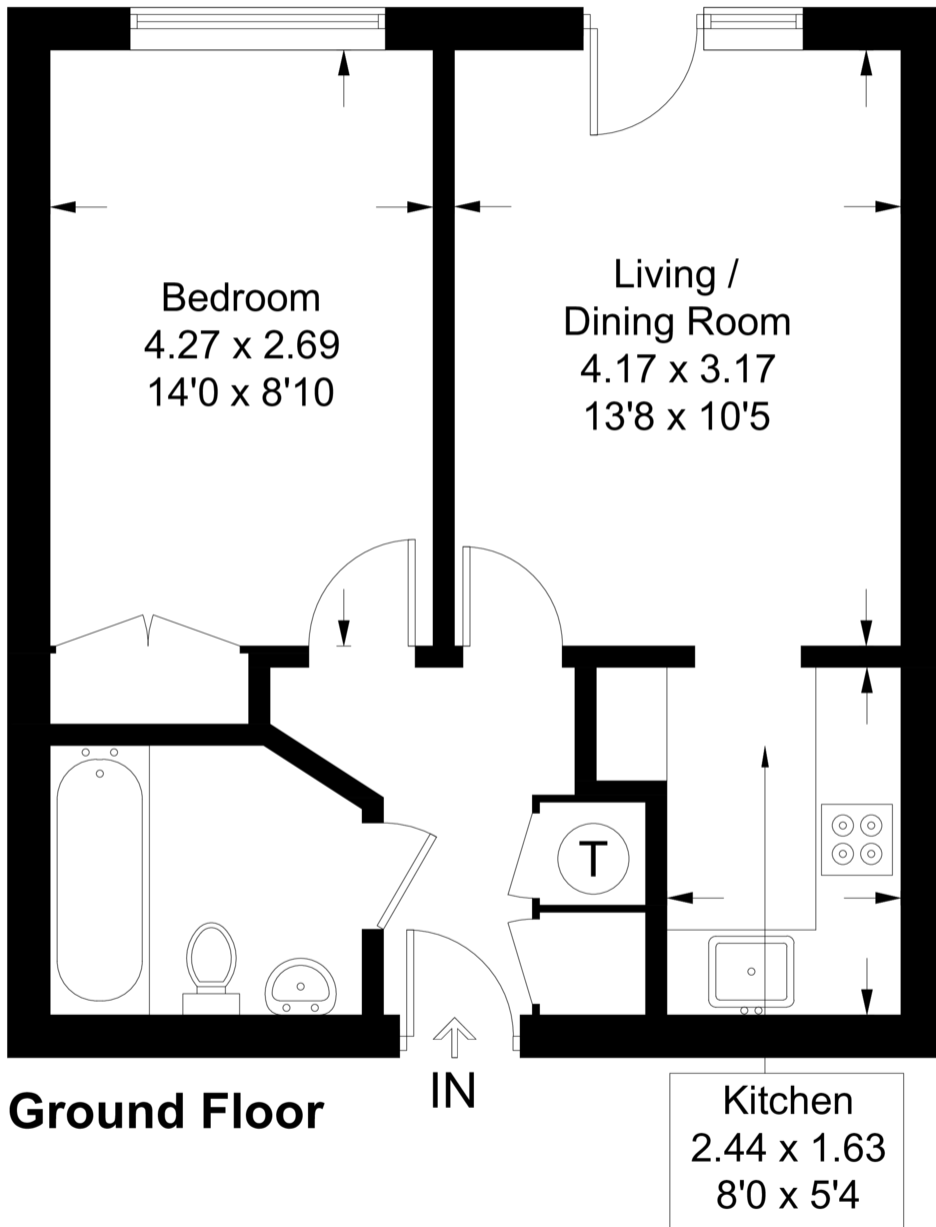
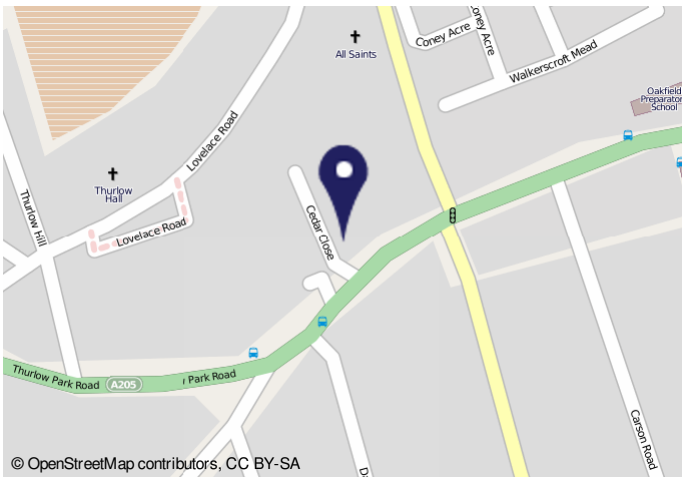


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID705450)



Energy performance certificate (EPC)

25 CEDAR CLOSE
LINCOLN
LN21 4WJ

Energy rating: **C**

Valid until 9 November 2025

Certificate number: 9110-2931-5690-2340-4125

Property type: Ground-floor flat

Total floor area: 40 square metres

Rules on letting this property: Properties can be rented if they have an energy rating from A to E.

Energy efficiency rating for this property: This property's current energy rating is C. It has the potential to be C.

See how to improve this property's energy performance.

11/10/2020

Energy performance of buildings register

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Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.