

# Hamptons

INTERNATIONAL



**Tritton Road, London, SE21**

4  2  1 

GUIDE PRICE

**£850,000**

**(£850,000)**

## Property details

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### Key features

- **4 Bedrooms**
- **Double Reception Room**
- **Kitchen/Dining Room**
- **2 Shower/Bathrooms**

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## Description

Chain free: a lovely family house extending to almost 1500 sq ft with a delightful, 74 ft garden with the option to purchase extra land and 2 garages at the front. The long, newly landscaped Mediterranean-style garden has space for a garden office. A lovely, chain-free and vacant end-of-terrace, 1500 sq ft, 4 bedroom house in a great location, particularly for schools, with the option to purchase extra land and 2 garages at the front. There is potential to extend the ground floor to incorporate a utility room (subject to necessary consent) and the loft has been converted to provide a spacious main bedroom with extra shower room in addition to the main bathroom and downstairs WC. The 74 ft, newly landscaped Mediterranean-style garden has space at the end for a garden office. The kitchen is modern with ample storage space and there is a large double reception room. Situation Tritton Road is a residential street in West Dulwich within easy reach of the hub of shops and restaurants. Elm Wood Primary School is only 50m away (as the crow flies). Kingswood Primary School is 713m away and the popular Kingsdale Second School is 500m away. The popular Dulwich independent schools such as JAGS, Alleyns & Dulwich College are all within easy reach. There are shops and restaurants in the Gipsy Hill area (0.6 miles) and in West Dulwich (0.4 miles). There are excellent transport links from West Dulwich station which is under a mile away to Victoria and, at busy times, the Thameslink line to Blackfriars and St Pancras (via Herne Hill). Property Ref Number: HAM-62685

**Additional Information**  
**Auctioneer Comments:** for sale by Modern Method of Auction allowing completion within a 56 day reservation period. Interested parties' personal data will be shared with the auctioneer (Iamsold Ltd). If buying with a mortgage, inspect and consider carefully before bidding. Buyer Information Pack provided. Buyer pays £349 inc VAT for pack which must be viewed before bidding. Buyer signs a reservation agreement and pays a non-refundable reservation fee of 4.50% of the purchase price inc VAT, (subject to min of £6,000.00 inc VAT.) This is paid to reserve the property to the buyer during the Reservation Period and in addition to the purchase price. It is considered within calculations for Stamp Duty Land Tax. Optional services may be recommended by the agent or auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will not exceed £450.



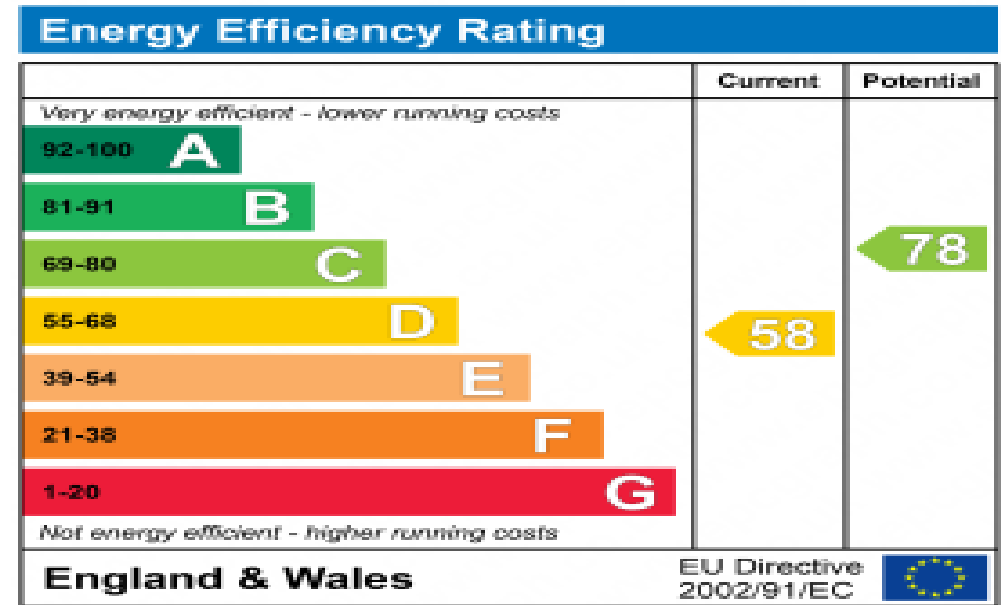






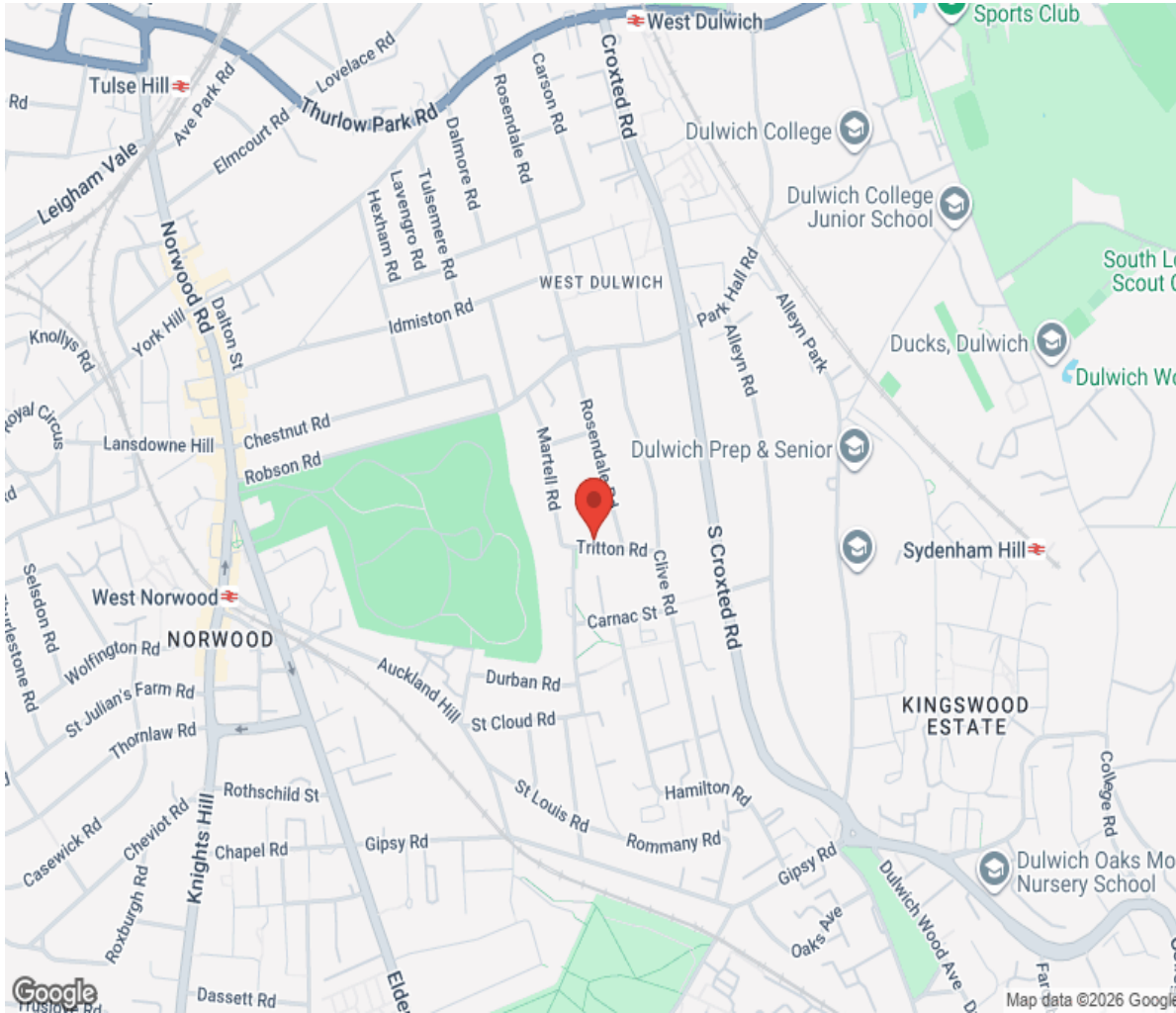








# Location



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