



EBI



ERNEST-BROOKS

Vivianne House, Glengarry Road, SE22 8PZ

Price:
£ 625,000

Vivianne House, Glengarry Road, SE22 8PZ

Price: £ 625,000 3 bedroom house

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OVERVIEW

This wonderful three bedroom split level modern flat is situated in a central East Dulwich location.

Comprising of; a bright reception room, modern kitchen/dining room, two well-sized bathrooms and three expansive double bedrooms on the upper level, this is a unique, bright and airy property.

KEY FEATURES

- Three Bedroom Apartment
- Split Level
- Sought After Location
- Share of Freehold
- Open Plan Kitchen-Dine
- Close to Transport Links
- Local Amenities Nearby
- *AVAILABLE TO VIEW 7 DAYS A WEEK*



Glengarry Road, SE22

CAPTURE DATE 12/02/2021 LASER SCAN POINTS 151,135,934

GROSS INTERNAL AREA

116.05 sqm / 1249.15 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
116.05 sqm / 1249.15 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
107.75 sqm / 1159.81 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Unlimited use area under 1.5 m
1.93 sqm / 20.77 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 112.88 sqm / 1215.03 sqft
IPMS 3C RESIDENTIAL 108.30 sqm / 1165.73 sqft

sPEC ID: 60229f69a26f6d0dd5ea5a50

Energy Performance Certificates

