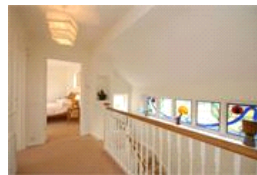
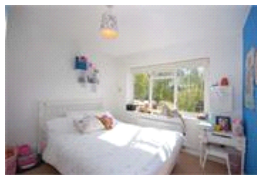
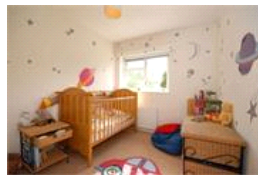
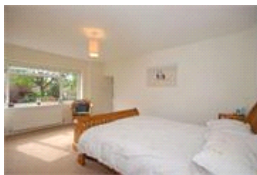
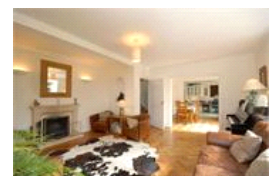


Frank Dixon Way, SE21 (4 bedroom House)

£1,999,000



property description

Sitting proudly on an enviable plot in one of Dulwich's most requested postcodes is this utterly lovely 4 bedroom detached home. The house offers lots of living accommodation in the shape of; a large kitchen/breakfast/dining/family room which as an open plan space works wonderfully, but can be zoned into separate rooms. A large double aspect reception room with uninterrupted views over the garden, (which we will come to shortly!) a downstairs WC and an ample sized internal garage that can house many bikes etc but is big enough for the family saloon or classic car! Upstairs offers a master suite with dressing area and en suite bathroom, 3 further bedrooms and a family bathroom. Outside is a b...

property features

- Development opportunity
- Exclusive estate in prime Dulwich Village
- Large living accommodation
- 4 bedrooms with permission to extend to 6
- Stunning front and rear garden
- Off street parking AND garage

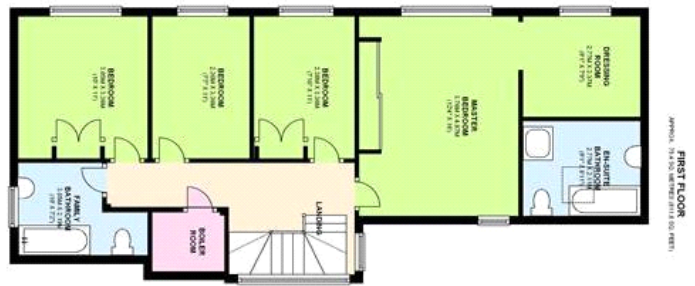
ALPS Estates Ltd trading as Pickwick Estates
8 Woodwarde Road Dulwich
London, SE22 8UJ, United Kingdom
Reg No : 4270797
Registered in England

Telephone : 020 3397 1144
Website : <https://www.pickwickestates.co.uk>





TOTAL AREA APPROX. 206.750 METRES (2,223.150 FEET)



Energy Performance Certificate

Client: SJP
Date of Issue: 02/05/2018
Date of Assessment: 14/04/2018
Reference Number: 0473/286/18/000048
Type of Property: Flat
Type of Dwelling: Flat

The Energy Performance Certificate (EPC) provides information on the energy efficiency of a building. It is a legal requirement for all buildings that are rented or sold in the UK. The EPC is based on a standard assessment of the building's energy performance, taking into account factors such as the type of heating system, insulation, and lighting. The EPC is valid for 10 years.

Energy Efficiency Rating

A	B	C	D	E	F	G
92-100	81-91	69-80	55-68	45-54	35-44	2-44

Environmental Impact (CO2 Emissions)

A	B	C	D	E	F	G
10-49	50-74	75-100	101-150	151-200	201-250	251-300

Estimated energy use, carbon dioxide (CO2) emissions and fuel costs of the home

Energy Use	Carbon Dioxide (CO2) Emissions	Fuel Costs
Electricity	1,234 kg per year	£100 per year
Gas	5,678 kg per year	£200 per year
Oil	123 kg per year	£10 per year
Coal	45 kg per year	£5 per year
Other	10 kg per year	£1 per year
Total	7,090 kg per year	£316 per year

The EPC is based on a standard assessment of the building's energy performance, taking into account factors such as the type of heating system, insulation, and lighting. The EPC is valid for 10 years.

Important notes: The EPC is based on a standard assessment of the building's energy performance, taking into account factors such as the type of heating system, insulation, and lighting. The EPC is valid for 10 years.

For Full EPC information, click [here](#)