



## Hardel Rise, SW2

### £725,000

A three-bedroom, two-bathroom home with two reception rooms. The flexible layout means you could also have a fourth bedroom on the ground floor with a lovely kitchen/reception room to the rear leading to the West facing private garden. EPC Rating B.

There is a large storage space on the top floor that is perfect for a home office/dressing room or just as useful additional storage. Further benefits include 10-year build guarantees as well as brand-new appliances throughout, this property is ready for quick occupation.

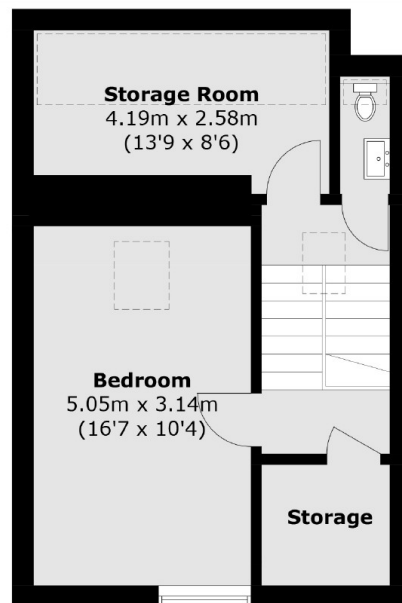
Please note this property has been virtually staged using physical photographs from the development.

Tulse Hill is an incredibly convenient location accessible for the many shops, bars restaurants, and amenities of Dulwich, Streatham, Clapham & Brixton. Brockwell Park and it's 125 acres of green open

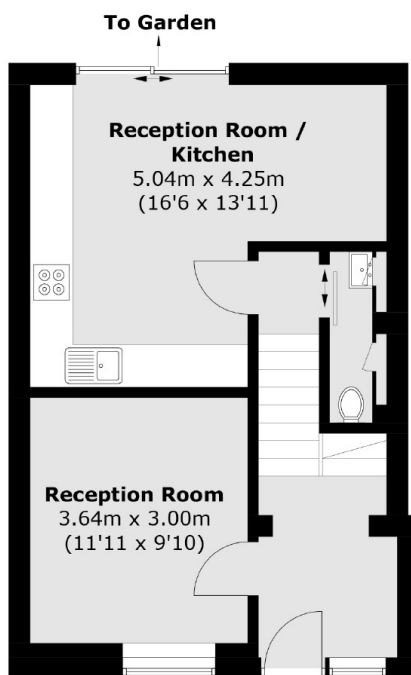
### Features

- EPC Rating B
- Two/Three Double Bedrooms
- New Build Freehold Homes
- Front & Rear Gardens
- High Specification Finishes
- Close To Transport
- Brockwell Park - Very Nearby

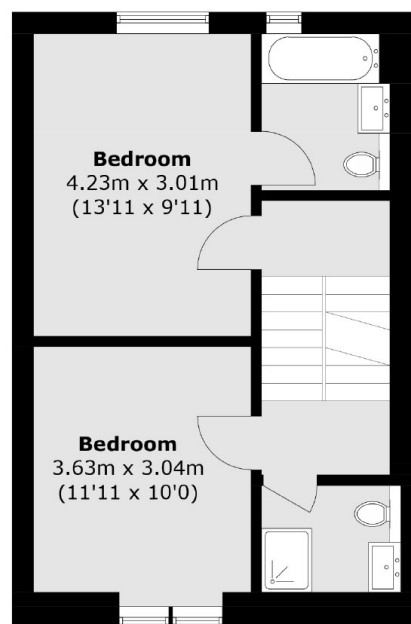
# Hardel Rise, Tulse Hill, SW2



**Second Floor**



**Ground Floor**



**First Floor**

Total area (approx.): 128.5 sq. m (1,383.2 sq. ft)

## Dexters

New Homes South London  
12 The Broadway  
London  
SW19 1RF  
Sales  
020 8674 4555

Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

**RICS** Regulated  
Estate Agent  
and Letting Agent

dexters.co.uk