

## Little Brownings, Forest Hill

£925,000



These classic Dulwich Estate sixties houses always get us excited! Here you have a handsome mid-terraced one with four bedrooms (three doubles, one single), and just basically loads and loads of space over three floors, in a notably leafy mews setting close to Horniman Museum and Gardens, and to wonderful woodland walks, yet with easy-peasy-connectivity to central London (walk to Forest Hill Station in under 10 minutes for regular and Windrush line services). A separate and private en bloc garage completes the brilliant offering.

Local popular primary schools include Eliot Bank, Horniman and Kelvin Grove. Kingsdale is a popular choice for secondary phase. Independent schools? Are a town along in Dulwich Village.



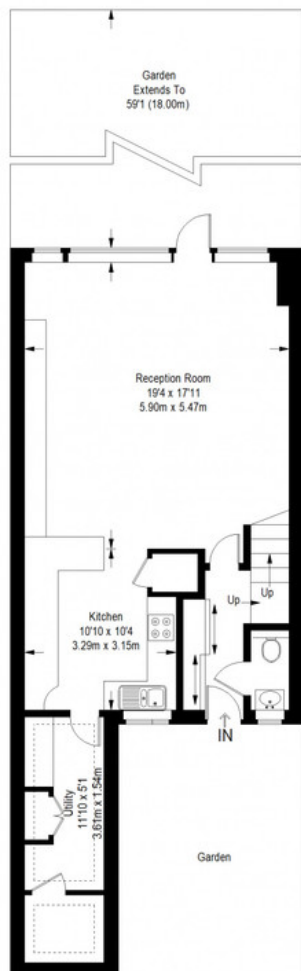
MUNDAY'S



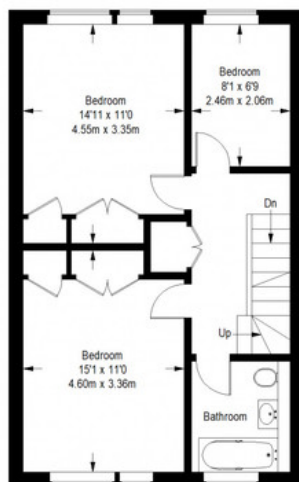
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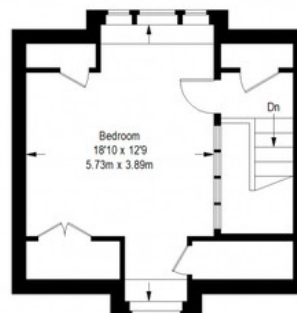
## Little Brownings SE23



Ground Floor = 644 sq ft



First Floor = 556 sq ft



Second Floor = 309 sq ft

Approximate Gross Internal Area  
 GROUND FLOOR = 644 sq ft / 59.83 sq m  
 FIRST FLOOR = 556 sq ft / 51.65 sq m  
 SECOND FLOOR = 309 sq ft / 28.71 sq m  
 Total = 1509 sq ft / 140.19 sq m (Including Utility & Store)  
 Total = 1430 sq ft / 132.85 sq m (Excluding Utility & Store)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (10357409)