



2, (1F) DEAN PARK CRESCENT,
STOCKBRIDGE, EH4 1PN

VICTORIAN SPLENDOUR

IMPRESSIVE ROOM SIZES AND PERIOD FEATURES



APPROX 144 SQM



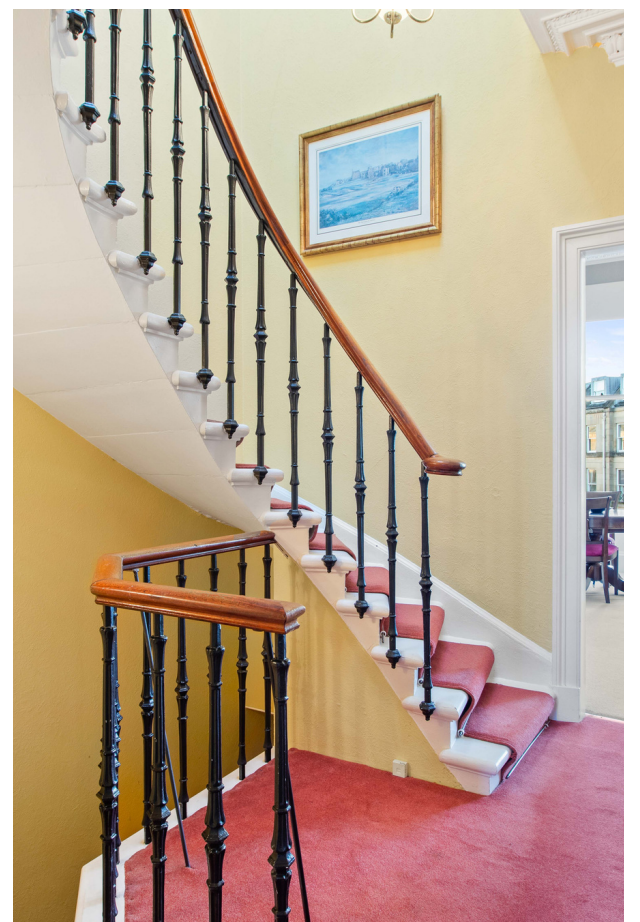
BESPOKE & HAND-MADE

AN OPEN OUTLOOK OVER STOCKBRIDGE



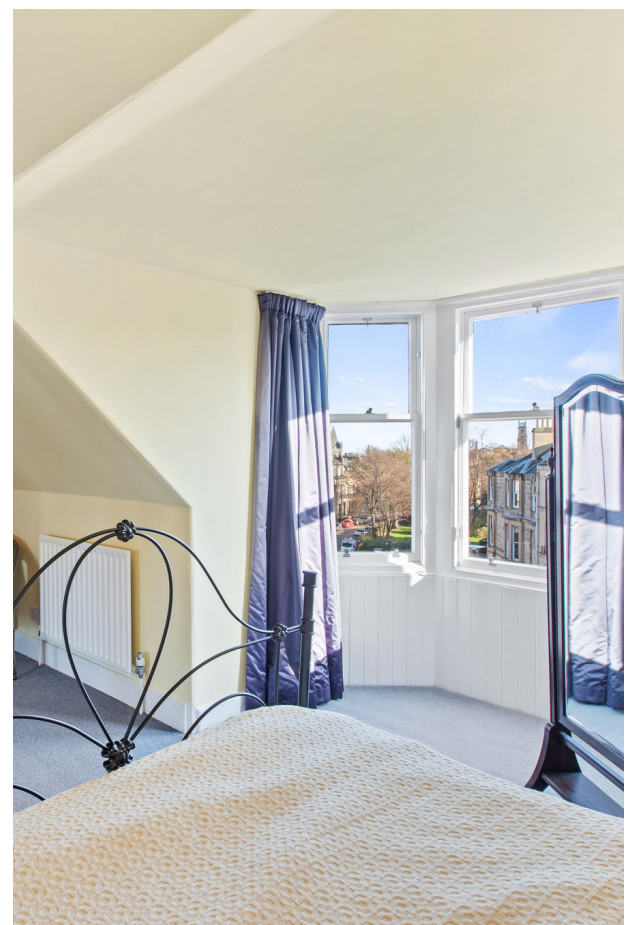
PLENTY OF SPACE

A LARGE DINING ROOM OR FOURTH BEDROOM



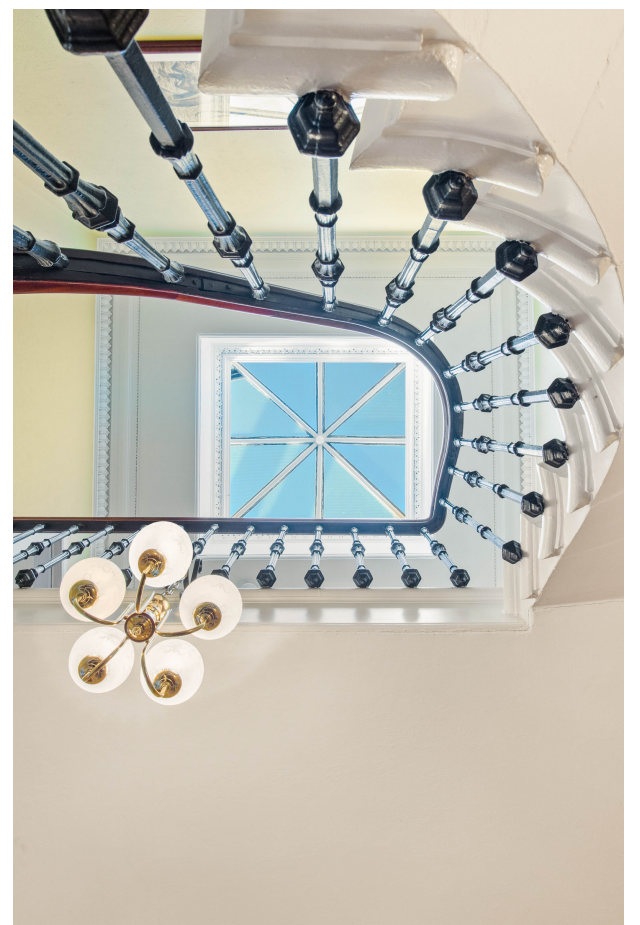
PERIOD FEATURES

& IMPRESSIVE VIEWS THROUGHOUT



SPACE TO RELAX & UNWIND

FULLY TILED FAMILY BATHROOM



CONSERVATION AREA

STOCKBRIDGE - A HIGHLY SOUGHT-AFTER AREA





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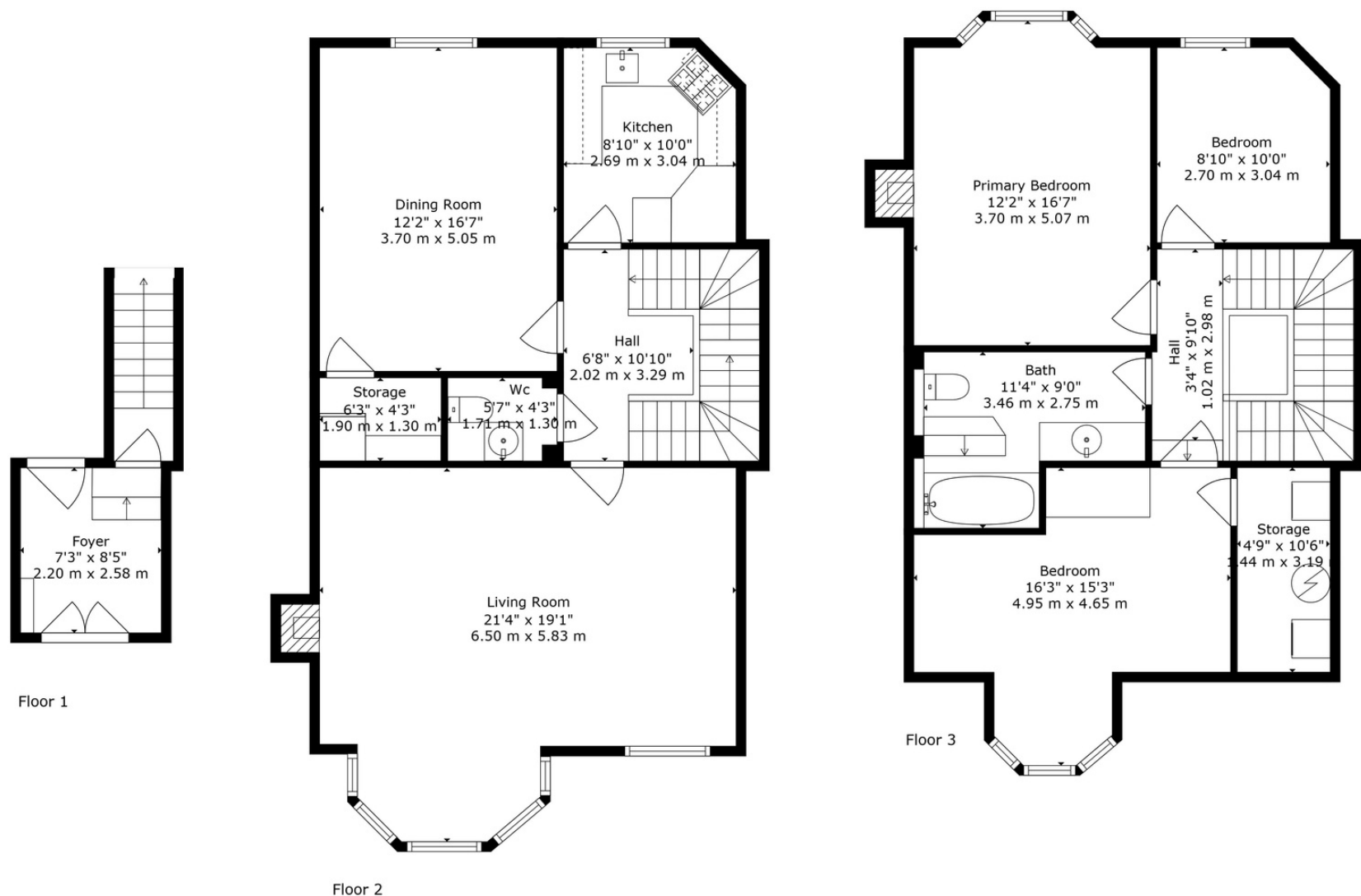
For some 25 years we've watched our children and now grandchildren enjoy many memorable, family occasions at 2 DPC... we're really going to miss everything this very comfortable home and the area of Stockbridge has to offer....

Sandra & Neil

EPC RATING - D
COUNCIL TAX BAND - F
CONSERVATION AREA
PARKING: CONTROLLED ZONE 5

MEASURING UP

THE PERFECT LAYOUT & LOCATION

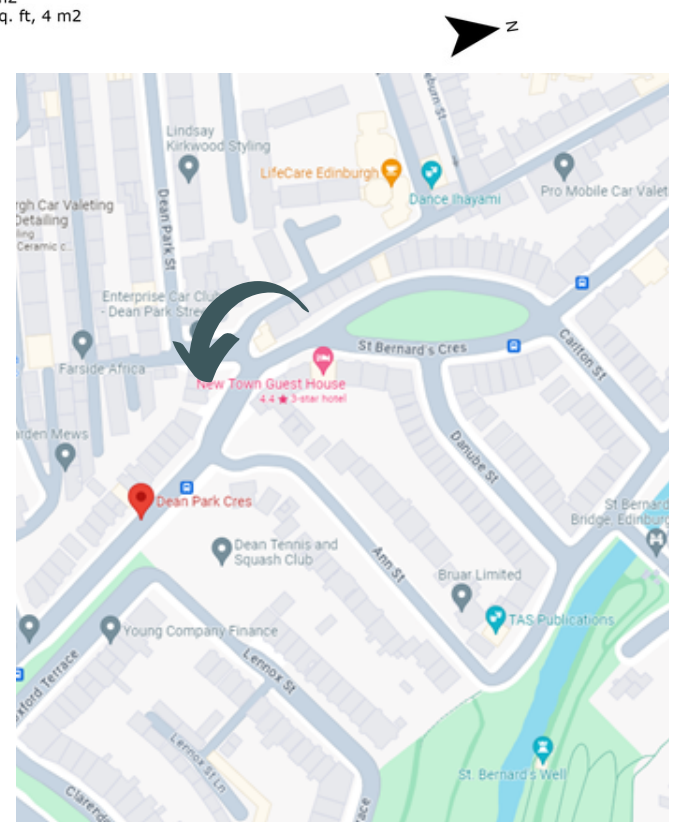


GROSS INTERNAL AREA
Below Ground: 91 sq. ft, 8 m2, FLOOR 2: 789 sq. ft, 73 m2, FLOOR 3: 653 sq. ft, 61 m2
EXCLUDED AREAS: STORAGE: 64 sq. ft, 5 m2, FIREPLACE: 6 sq. ft, 0 m2, LOW CEILING: 41 sq. ft, 4 m2
TOTAL: 1533 sq. ft, 142 m2
This Floorplan Is For Illustration Purposes Only, Dimensions Are Approximate.

NOTES OF INTEREST should be made via a solicitor, as soon as possible, to ensure interested parties are informed in the event of a closing date being set for the receipt of offers. Only formal offers made by a solicitor will be considered. All offers and notes of interest should be sent to fiona@ativaproperty.co.uk. The seller is not bound to accept the highest, or any offer.

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FIONA VERNON

DIRECTOR - MNAEA

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GETTING TOUCH.

UK ANTI-MONEY LAUNDERING LEGISLATION requires that all offers to purchase a property either on a cash basis, or subject to mortgage, require the buyer to show satisfactory evidence of their source of funds and proof of their identity and address to the selling agent. This is required via original or certified documents.

