



Crebor Street, SE22
£600,000

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In general

- CHAIN FREE
- Two double bedrooms
- Private garden
- Excellent condition throughout
- Quiet, residential road

In detail

Stunning, spacious and beautifully bright two double bedroom period conversion with a 27-ft private garden in the heart of residential East Dulwich.

Boasting over 640 Sq Ft of internal space which has been modernised and re-configured by the current owner to exacting standards. There is a reception that leads out onto the low-maintenance garden, a luxury family bathroom and two double bedrooms – including a 12-ft principle bedroom.

Crebor Street is enviably located for the parks and green spaces of SE22, the independent shops, bars and restaurants of Lordship Lane and Forest Hill Road as well as a host of primary and secondary school choices. There are strong transport links into The City and West End from East Dulwich station (1.2 miles) and Honor Oak Park station (1.1 miles) as well as a host of bus/cycle connections through the neighbouring Peckham Rye, Forest Hill and Dulwich Village.

EPC: C | Council Tax Band : B | Lease: 180 years remaining | SC: Ad oc | GR: Peppercorn | BI: £150 - £200 per annum



Floorplan

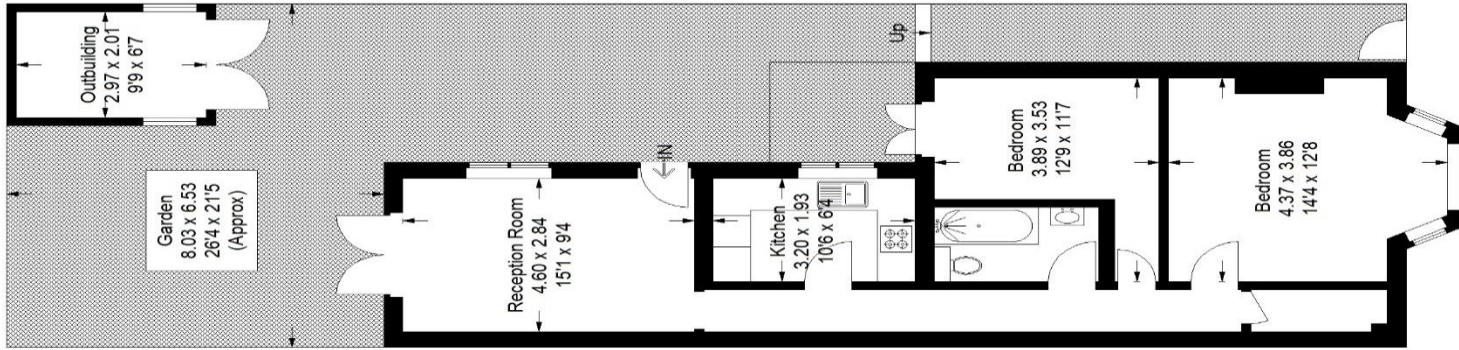
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Approximate Gross Internal Area

Lower Ground Floor = 61.2 sq m / 659 sq ft

Outbuilding = 6.0 sq m / 65 sq ft

Total = 67.2 sq m / 724 sq ft



Lower Ground Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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