



Playfield Crescent, SE22
OIEO £800,000

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In general

- Two double bedrooms
- Victorian Half-House
- Private garden
- Good condition throughout
- Potential to extend STPP

In detail

Charming and beautifully bright two-bedroom Victorian half-house on this desirable, residential street in the heart of East Dulwich.

Playfield Crescent is enviably located for the independent shops, bars and restaurants of Lordship Lane and North Cross Road. There are a choice of excellent local primary and secondary schools as well as beautiful large parks and green spaces nearby.

There are strong transport links into The City and West End from East Dulwich station (0.6 miles) as well as bus and cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

Boasting over 780 Sq Ft of internal space which has been lovingly maintained by the current owner; but with plenty of opportunity to extend (subject to planning permission) and modernise to your taste. There are two separate reception rooms and a comfortable fitted kitchen leading out onto the 15 x 14 ft low-maintenance garden. Upstairs, there are two double bedrooms and a modern family bathroom.

EPC: E | Council Tax Band: C | Freehold



Floorplan

Playfield Crescent, SE22

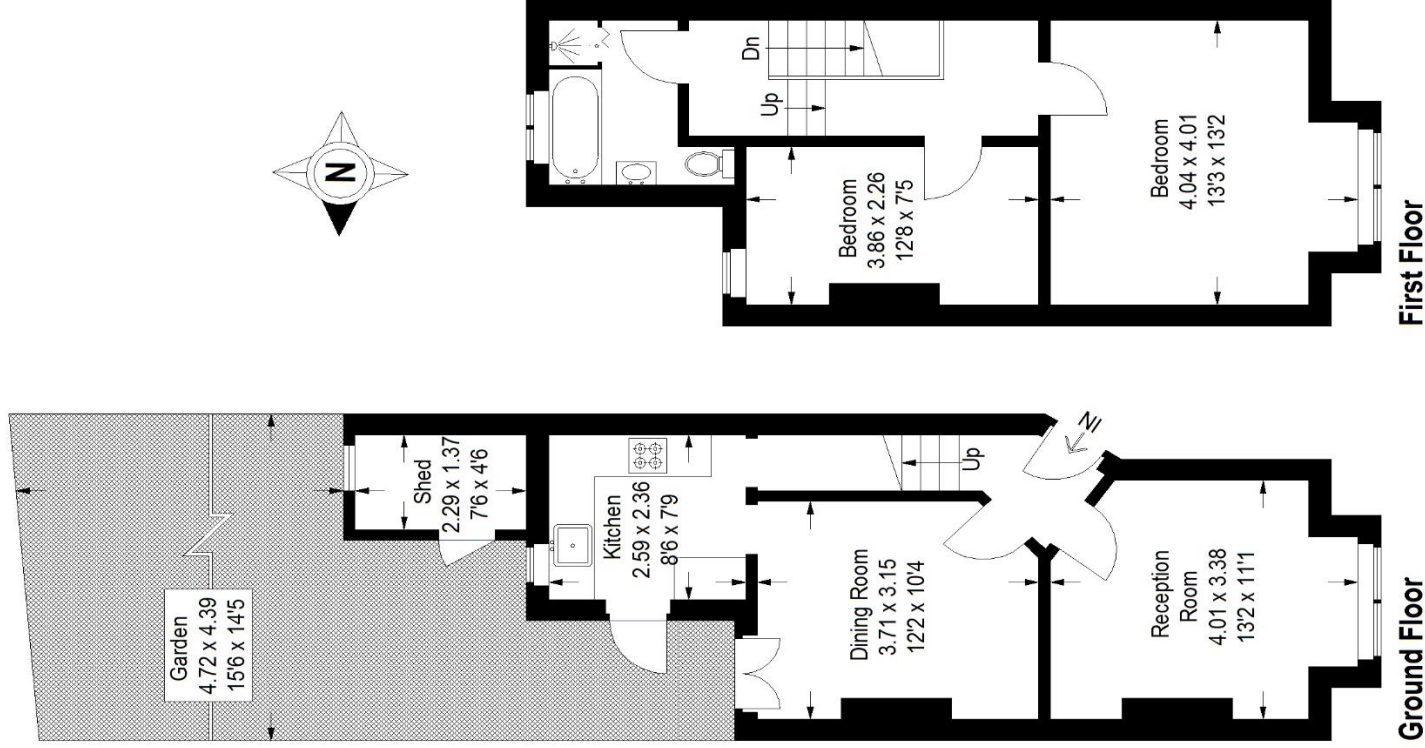
Approximate Gross Internal Area

Ground Floor (Excluding Shed)

35.6 sq m / 383 sq ft

First Floor = 37.3 sq m / 401 sq ft

Total = 72.9 sq m / 784 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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