



Crebor Street, SE22
£600,000

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In general

- Two double bedrooms
- Private garden
- Private entrance
- Period conversion
- Excellent condition throughout
- Onward chain complete
- Share of Freehold

In detail

Charming, spacious and beautifully bright two double bedroom period conversion with direct access onto a private garden.

Enviably located in the heart of residential East Dulwich, Crebor Street offers excellent access to the local parks, green spaces and local schools as well as the independent shops, bars and restaurants of Lordship Lane, North Cross Road and Forest Hill Road. There are strong transport links into The City and West End from East Dulwich station (1.1 miles) and Honor Oak Park station (1.1 miles) as well as bus/cycle routes through the neighbouring Peckham Rye, Dulwich Village and Camberwell.

Boasting over 715 Sq Ft of internal space, the ground floor apartment has been lovingly extended and modernised by the current owners who are upsizing locally. There is a gorgeous 17 x 16-Ft open-plan kitchen-reception that leads out onto a low-maintenance 21-ft private garden with ample storage. There are two comfortable double bedrooms – including a 14-ft bay-fronted principal bedroom – and a modern family bathroom.

EPC: C | Council Tax Band: C | Lease: 992 years remaining | SC: Nil | GR: Nil | Buildings Insurance: £309.81



Floorplan

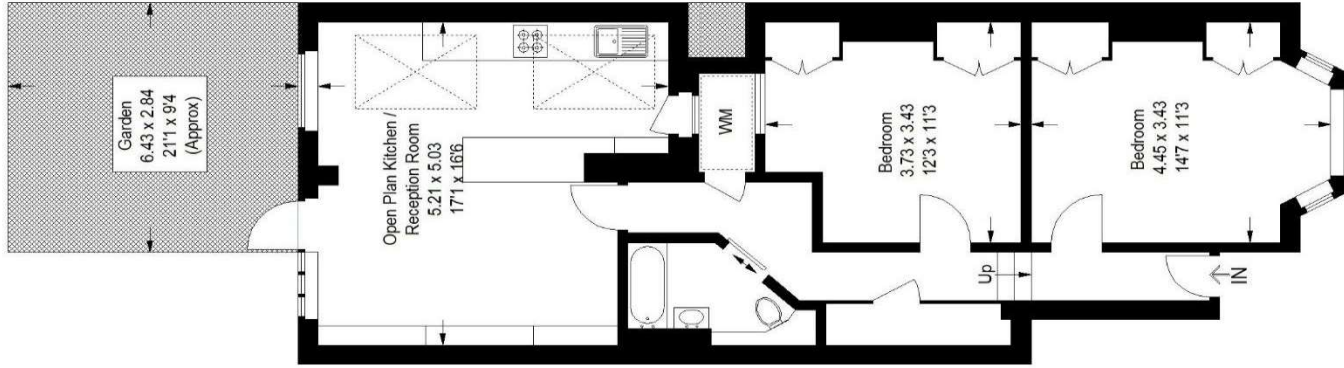
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Approximate Gross Internal Area

68.9 sq m / 742 sq ft



--- = Reduced headroom below 1.5 m / 5'0"



Ground Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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