



Hillcourt Road, SE22 | £750,000

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## In General

- Four bedrooms
- Mid-terrace house
- Urgent need of modernisation
- Potential to extend (STPP)
- Desirable, residential road
- Mortgage lending may not be available

## In Detail

Four bedroom mid-terrace house in need of modernisation on this desirable residential road in the heart of East Dulwich.

Boasting over 1,250 Sq Ft of internal space – with potential to loft-extend and further re-model downstairs (STPP). The ground floor enjoys a family bathroom, separate bay-fronted reception room and a spacious 22-ft L-shaped kitchen-breakfast room leading out onto the mature 37-ft garden. Upstairs are two comfortable double bedrooms, two further bedrooms and access to the loft.

Hillcourt Road offers easy access to the excellent local schools, parks and green spaces as well as the independent shops, bars and restaurants of Lordship Lane and Forest Hill Road. There are transport links into The City and West End from East Dulwich station (1.3 miles) and Honor Oak Park station (1.2 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Forest Hill and Peckham Rye.

Ideal for a developer or experienced house-buyer.

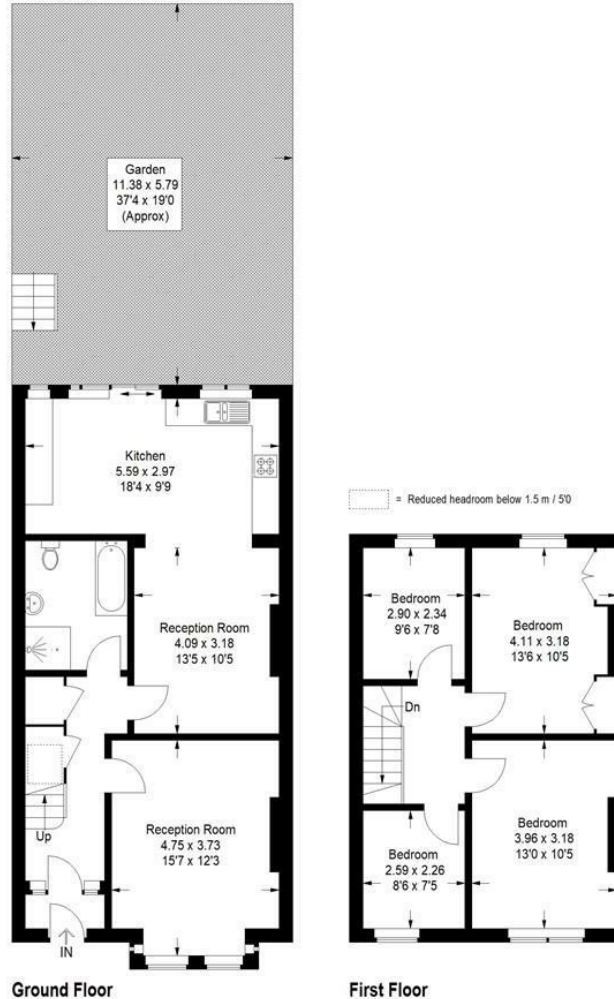
\* Recommended for cash buyers only.

EPC: D | Council Tax Band: D

# Floorplan

## Hillcourt Road, SE22

Approximate Gross Internal Area  
 Ground Floor = 67.3 sq m / 724 sq ft  
 First Floor = 47.0 sq m / 506 sq ft  
 Total = 114.3 sq m / 1230 sq ft



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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