



Landcroft Road, SE22 | Offers In Excess Of £600,000

02087028222

eastdulwich@pedderproperty.com

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In General

- Two double bedrooms
- Additional loft room
- Almost 1,000 Sq Ft
- Private terrace
- Good condition throughout
- Some potential to modernise
- CHAIN FREE

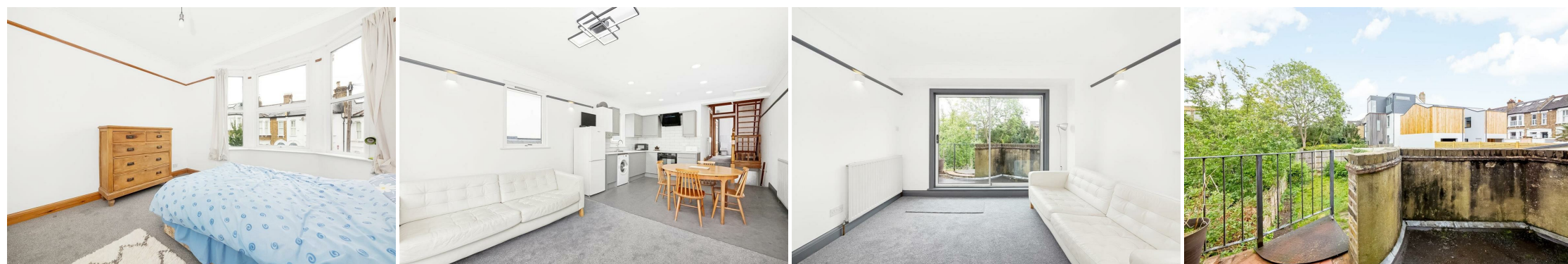
In Detail

CHAIN FREE – Charming and spacious two-double bedroom split-level period conversion with private roof terrace in the heart of East Dulwich.

Boasting over 985 Sq Ft of internal space across the top two floors of this Victorian building – this property has been lovingly maintained by the current owner. There is a sumptuous 22x12 ft open-plan kitchen-reception leading out through sliding doors onto a private terrace overlooking the neighbouring gardens. On the first floor – there are two comfortable double bedrooms and a modern family bathroom. Then, up into the top floor is a 17x14 ft loft room with large windows with a gorgeous view across the rooftops towards Canary Wharf – ideal as an additional bedroom or reception room.

Landcroft Road is desirably located for the excellent schools, parks and green spaces as well as the independent shops, bars, coffee shops and restaurants of Lordship Lane and North Cross Road. There are strong transport links into The City and West End from East Dulwich station (0.7 miles) and Peckham Rye station (1.4 miles) as well as bus/cycle routes through the neighbouring Forest Hill, Dulwich Village and Herne Hill.

EPC: D | Council Tax Band: C | Lease: TBC years remaining | SC: TBC | GR: TBC | Buildings Insurance: TBC



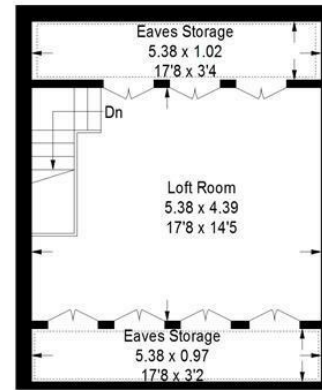
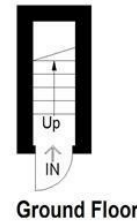
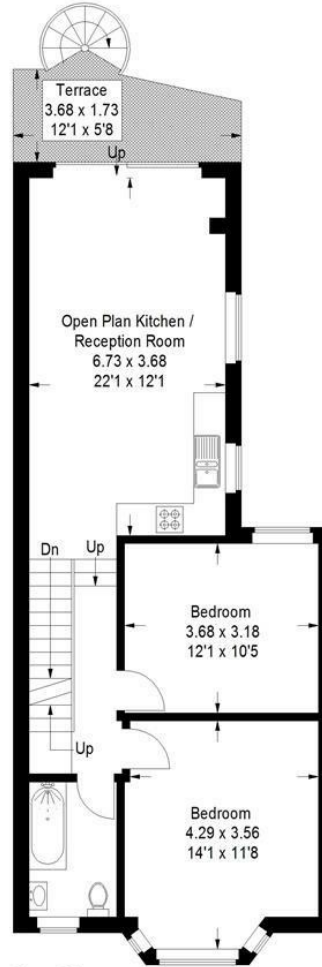
Floorplan

Landcroft Road, SE22

Approximate Gross Internal Area
(Excluding Eaves Storage)
91.7 sq m / 987 sq ft



= Reduced headroom below 1.5 m / 5'0"



First Floor

Second 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		62	
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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