



Playfield Crescent, SE22 8QS

£1,050,000

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## In General

- CHAIN FREE
- Four bedrooms
- Excellent condition
- Desirable, residential street
- Excellent location for nearby schools

## In Detail

CHAIN FREE – Stunning, spacious and tastefully extended four-bedroom Victorian half-house on this desirable, residential street in the heart of East Dulwich.

Playfield Crescent is enviably located for the excellent local schools, parks and green spaces as well the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road. There are strong transport links into The City and West End from East Dulwich station (0.6 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

Boasting 1,196 Sq Ft of internal space, the property has been lovingly modernised and extended by the current owners who have relocated out of the area. There is a charming bay-fronted double reception room that opens out onto a gorgeous, modern kitchen which is flooded with natural light. Upstairs there are three comfortable double bedrooms, an additional study/single bedroom and two bathrooms – including an en-suite to the loft-bedroom.

Early viewing recommended.

EPC: E | Council Tax Band: C

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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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