



Copleston Road, SE15 | £525,000

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# In General

- Two bedrooms
- Private garden
- Private entrance
- Loft access
- Excellent condition throughout
- CHAIN FREE

# In Detail

CHAIN FREE – Charming, bright and spacious first floor period maisonette with private section of garden ideally located between East Dulwich and Peckham Rye.

Copleston Road is enviably located for the independent shops, bars, restaurants and coffee shops of Bellenden Road, Lordship Lane and North Cross Road. There are strong transport links into The City and West End from East Dulwich station (0.3 miles) and Peckham Rye station (0.7 miles) as well as strong bus/cycle routes through the neighbouring Camberwell, Herne Hill and Dulwich Village.

Boasting over 640 Sq Ft of internal space – the property has been maintained to a high standard and retains many original features There is a comfortable principal bedroom overlooking the back of the property as well as a separate 12x10ft eat-in kitchen with a separate utility area that leads onto the steps down to the low-maintenance garden with mature shrubs.

Early viewing recommended.

EPC: D | Council Tax Band: B | Lease: 91 years remaining | SC: £273 | GR: £10 | BI: £877



# Floorplan

Copleston Road, SE15

Approximate Gross Internal Area  
59.7 sq m / 643 sq ft



**First Floor**

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

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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			
(61-91) B			
(49-60) C			
(35-48) D		59	69
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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