



Lordship Lane, SE22 | Offers In Excess Of £375,000

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In General

- Two bedrooms
- Period conversion
- 17-ft bay-fronted open-plan kitchen reception
- Good condition throughout
- No onward chain

In Detail

CHAIN FREE - Charming, characterful and compact period conversion in the desirable residential section of Lordship Lane - in the heart of East Dulwich.

Boasting over 510 Sq Ft of internal space on the halls-floor of this attractive building - the property has been lovingly maintained by the current owner. There is a sumptuous 17-ft bay-fronted open-plan kitchen reception flooded with natural light, a modern bathroom and two bedrooms - including the 12x8-ft principal bedroom.

Lordship Lane is enviably located for the independent shops, bars, restaurants and coffee shops of The Lane, and North Cross Road as well as the gorgeous parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.6 miles) and Peckham Rye station (1.3 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Forest Hill and Camberwell.

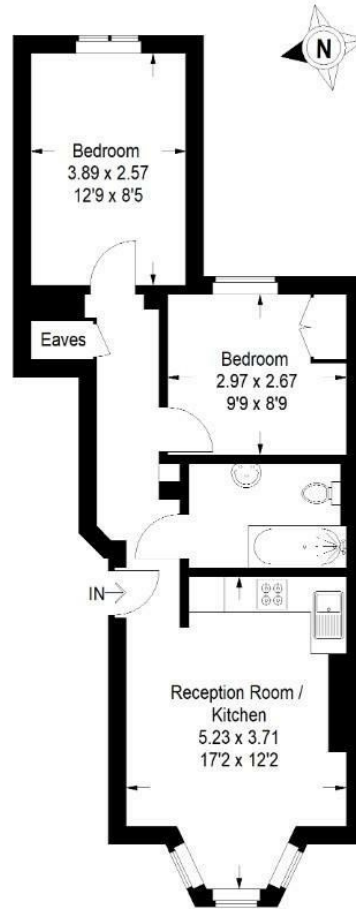
EPC : C | Council Tax Band: B | Lease: 96 years remaining | SC: £900 p/a | GR: £250 p/a | BI : £450 p/a



Floorplan

Lordship Lane, SE22

Approximate Gross Internal Area
(Excluding Eaves)
47.9 sq m / 516 sq ft



Ground 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		75	79
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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