



Gowlett Road, SE15 | Offers In Excess Of £550,000

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In General

- Three bedrooms
- Split level
- Period conversion
- Over 840 Sq Ft
- Potential to re-model/extend (STPP)
- CHAIN FREE

In Detail

CHAIN FREE - Guide price £575,000 - £600,000

A charming and spacious split-level period conversion ideally located between East Dulwich and Peckham Rye offering plenty of potential.

Boasting over 840 Sq Ft of internal space - the property has been well maintained; but would benefit from gentle modernisation in places with potential to re-model and potentially extend with a roof terrace subject to planning permission.

There is a 12x12 ft reception room with feature fireplace and bespoke cabinetry (currently used as a bedroom) adjacent to the separate 12x10 eat-in kitchen. There are three comfortable bedrooms including two large doubles with the 14x11 principal bedroom benefitting from huge eaves storage. There is a modern shower room and separate WC.

Gowlett Road is a desirable, tree-lined street enviably-located for the independent shops, bars, restaurants and coffee shops of Bellenden Road, Lordship Lane and North Cross Road as well as a host of parks and green spaces nearby. There are strong transport links into The City and West End from Peckham Rye station (0.7 miles) and East Dulwich station (0.6 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Denmark Hill and Nunhead.

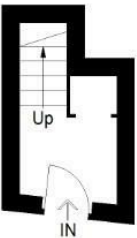
EPC: E | Council Tax Band: C | Lease: 113 years remaining | SC: £800 pa | GR: £175 pa | BI: £400 pa



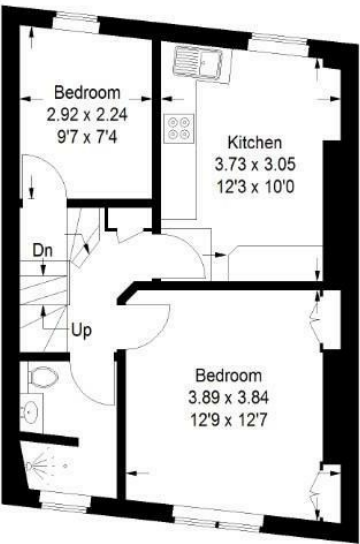
Floorplan

Gowlett Road, SE15

Approximate Gross Internal Area
(Excluding Eaves)
78.3 sq m / 843 sq ft



Ground Floor



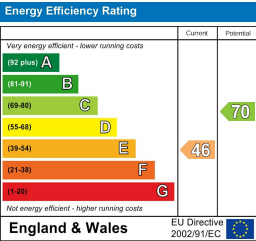
First Floor

= Reduced headroom
below 1.5 m / 5'0



Second Floor

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