



Melbourne Grove, SE22

£750,000

Located within a residential road, Dexters are delighted to present for sale the unencumbered freehold of a detached two-storey property of circa 121.1 sq. m (1,303.5 sq. ft).

Currently designated as "office-use" the property has the potential to convert into either a detached family house or 2nos. one-bedroom self-contained flats, subject to securing the necessary planning permission.

The freehold includes off-street parking to the front and a small garden to the rear.

Available with vacant possession and no onward chain.

Located within the London Borough of Southwark, the property is conveniently located within 350 meters of Lordship Lane which features a plethora of shops, café's, coffee shops, restaurants and public houses.

The open green space of Green Dake Fields is within 330 meters, the fields feature rough grassland, scrub, and scattered trees, providing important natural habitat in the local area.

East Dulwich Railway Station is within 150 metres, operated by Southern the line provides direct trains to London Bridge.

Tenure - The unencumbered freehold HM Land Registry Title Number LN41488 with Vacant Possession.

UNCONDITIONAL OFFERS ONLY are sought for the purchase of the unencumbered freehold.

Features

- Unencumbered freehold
- Detached two-storey building
- Currently in "office-use"
- Available with vacant possession
- No onward chain
- Potential for residential redevelopment (STPP)

18 Melbourne Grove, Dulwich, London, SE22 8RA



Total area (approx.): 121.1 sq. m (1,303.5 sq. ft)
WC: 1.4 sq. m (15 sq. ft)



Registered office: Mayfair Showroom, 66 Grosvenor Street, London, W1K 3JL.
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