



Morecambe Street, SE17

£2,200,000

Located in the London Borough of Southwark, Dexters are delighted to introduce a mixed-use, three-storey freehold property featuring a total area of approximately 243.2 sq m (2,617 sq ft) with redevelopment potential and off-street parking for 2/3 cars.

The ground floor features approximately 105.6 sq m (1,136 sq ft) of office space, whilst the first floor features a modern one-bedroom self-contained flat of approximately 74.5 sq m (801 sq ft).

The entire second floor is currently a blank canvass of approximately 62.6 sq m (673 sq ft) featuring a superb vaulted ceiling and benefiting from a full width balcony.

The property offers redevelopment potential subject to securing the necessary planning consents.

Located within 700 metres of Elephant and Castle tube station providing access to Central London.

The Shard is within 1.66 kilometres and London Waterloo station is within 2.0 kilometres.

Tenure - Freehold HM Land Registry Title Number TGL93133

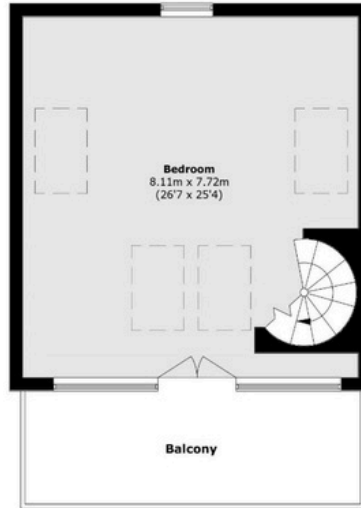
Features

- Mixed-use building
- Freehold sale
- Redevelopment potential (STPP)
- Ground floor office space
- First floor one-bedroom self-contained flat

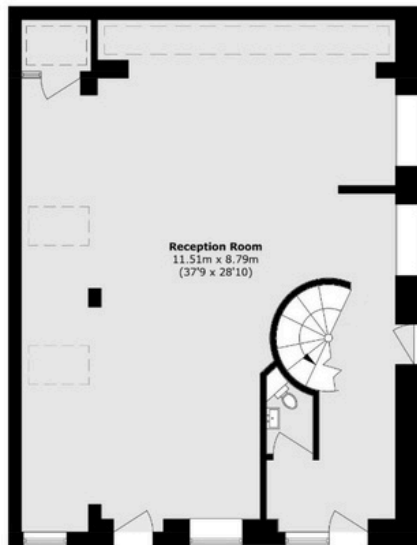
13 Morecambe Street, London SE17 1DX



First Floor



Second Floor



Ground Floor

Total area (approx.): 243.2 sq. m (2617.8 sq. ft)
Terrace area (approx.): 4.6 sq. m (49.5 sq. ft)
Balcony area (approx.): 19.7 sq. m (212.0 sq. ft)

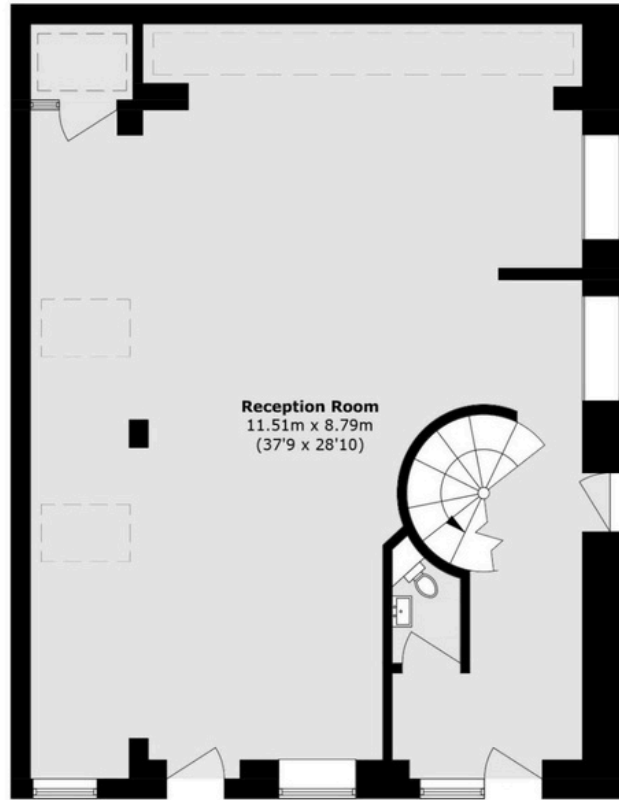


Registered office: Mayfair Showroom, 66 Grosvenor Street, London, W1K 3JL.
Dexters London Limited, Company Registration Number 04160511

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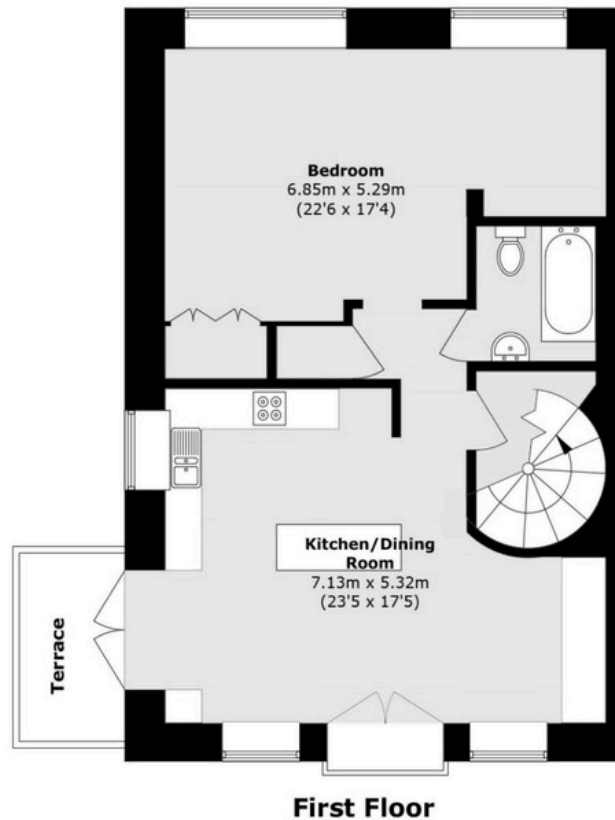
13 Morecambe Street, London SE17 1DX
Ground Floor – Floor Plan



Ground Floor

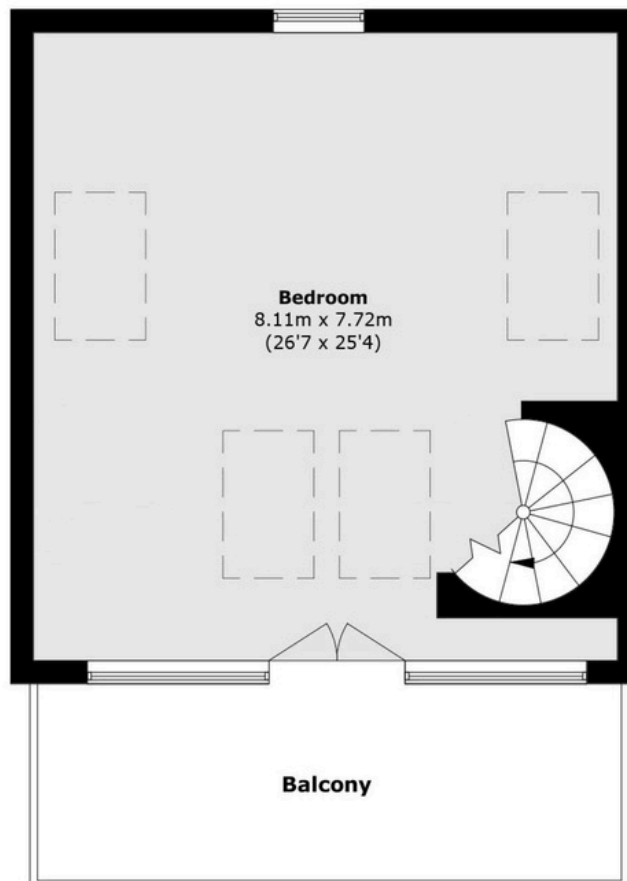
Ground Floor area (approx.): 105.6 sq. m (1136.6 sq. ft)

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First Floor – Floor Plan



First Floor area (approx.): 74.5 sq. m (801.9 sq. ft)

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Second Floor – Floor Plan



Second Floor

Second Floor area (approx.): 62.6 sq. m (673.8 sq. ft)