

Wingmore Road, London, SE24 0AS



## House - Terraced

- Impressive Character Family Home On Three Levels
- A "project property" - Certificate for new electrical circuits in 2012
- Three Bedrooms, Two Open Plan Living Areas
- Double Glazing
- On The Edge of The Ruskin Park Area
- Tree Lined Side Road
- Work Commenced But Not Completed
- Kitchen/Breakfast Room
- Gas Central Heating With Radiators
- In Our Opinion Rear Opportunity & Potential



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GUIDE PRICE £760,000 - £780,000 - Impressive three bedroom character house placed on three levels and situated in a sought after tree lined side road on the edge of the Ruskin Park area. This is a "project property" work has commenced but not completed and the dwelling is therefore virtually a blank canvas for any incoming purchasers to tailor to their exact specification and wishes. We cannot trace any building regulations for work carried out so far. In our view this could make a perfect opportunity for a family wishing to move into this vibrant and up and coming area with many nearby independent shops, bars and award wining restaurants. Brockwell Park is also local along with the famous Brockwell Lido. Transport is provided by local bus routes and Denmark Hill and Loughborough Junction BR/Overground stations and there is the Underground in Brixton. Properties requiring work and potential are always sought after, early viewing is advised. Please note there are parking restrictions in this road between 12pm-2pm daily.

Tenure: Freehold - EPC RATING D  
Lambeth Council Band E

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.  
For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>



Total area: approx. 99.1 sq. metres (1066.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given, this plan is for illustration purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>86</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>60</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.