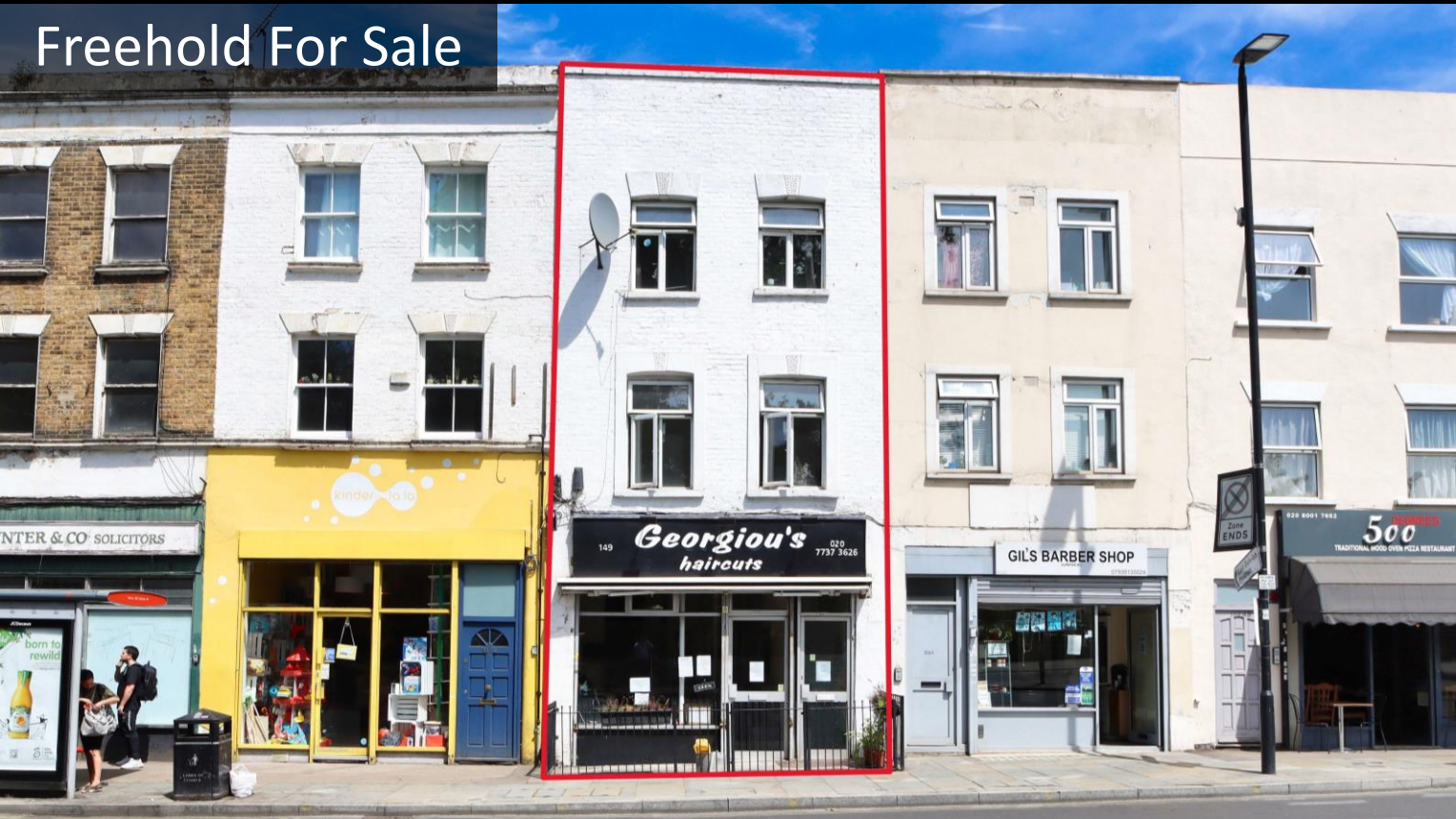


# Freehold For Sale



## 149 Dulwich Road, London, SE24 0NG

### Location

The property is situated Dulwich Road looking out over Brockwell Park. The property occupies a primary position within a parade of mixed uses.

Herne Hill Rail Station is a 2-minute walk away providing Thameslink services into London Victoria in 10 mins.

The location is serviced by a number of bus routes from stops on the road.

### Description

The property is comprised of a freehold 3 storey building, with a retail unit on the ground floor with a currently unused basement and residential uppers.

Originally a one-bedroom split level flat, the residential upstairs is currently made up as a two double bedroom unit with shared kitchen and bathroom. The commercial space is currently owner occupied with the residential aspect let on a rolling contract basis.

### Accommodation

GF & Basement Retail Unit: 66.7 sq m (718 sq ft)  
Residential Accommodation: 67.0 sq m (721 sq ft)  
\*Please see plans below

### Price

Asking price - **£775,000**

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

A full report is available on request



New Homes



Land Agency



Commercial Agency



Chartered Surveyors

### All Enquiries:

Jack Tucker  
Development Consultant  
jack@pedderproperty.com  
0208 702 9999



New Homes

Land  
AgencyCommercial  
AgencyChartered  
Surveyors

All Enquiries:  
Jack Tucker  
Development Consultant  
[jack@pedderproperty.com](mailto:jack@pedderproperty.com)  
0208 702 9999

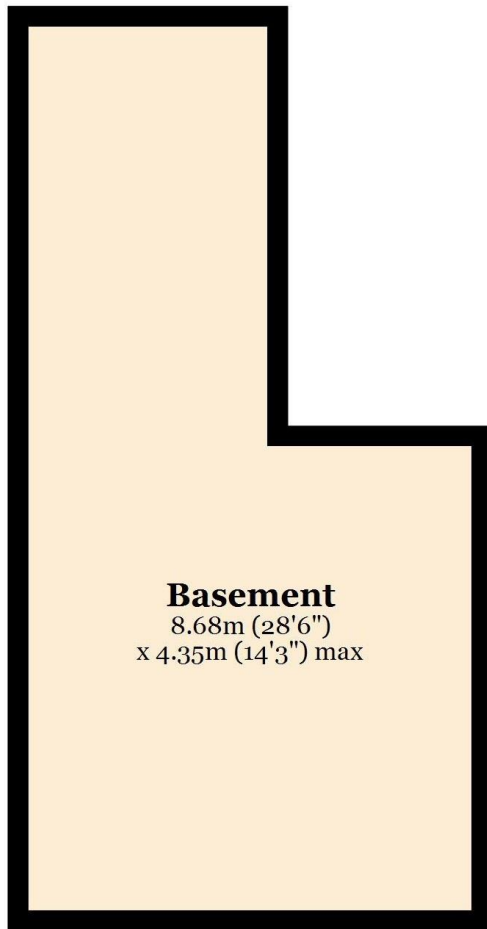


New Homes

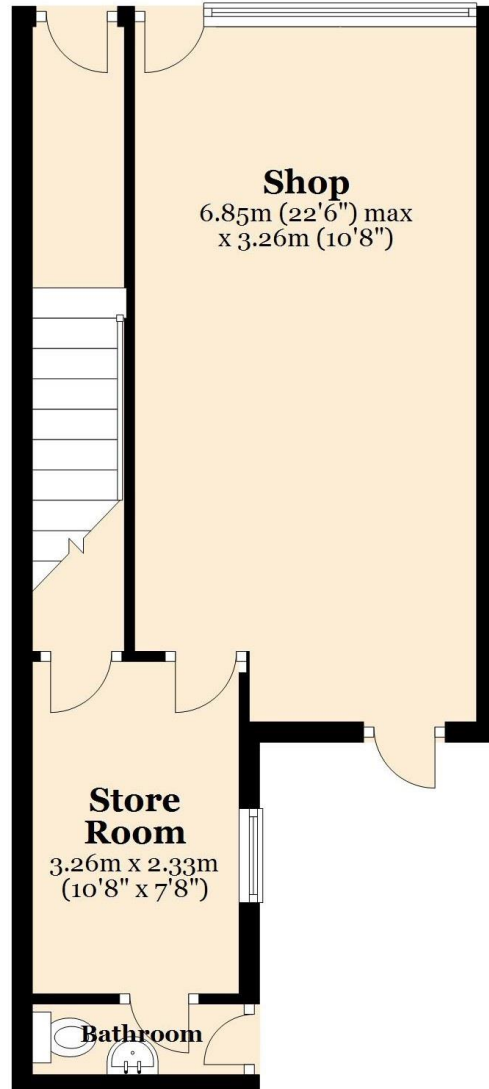
Land  
AgencyCommercial  
AgencyChartered  
Surveyors

All Enquiries:  
Jack Tucker  
Development Consultant  
[jack@pedderproperty.com](mailto:jack@pedderproperty.com)  
0208 702 9999

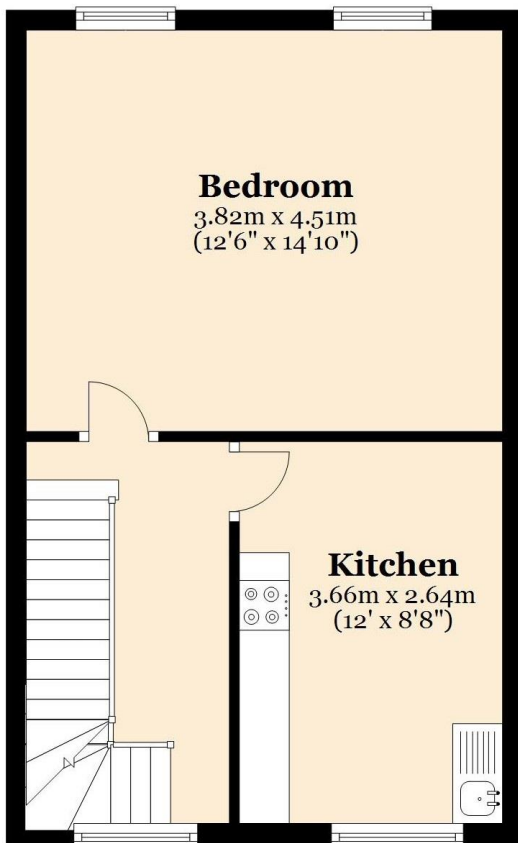
## Basement



## First Floor



### Second Floor



### Third Floor



New Homes



Land  
Agency



Commercial  
Agency



Chartered  
Surveyors

Misrepresentation Act 1967: Pedder Property Sales Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Pedder Property Sales Ltd nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. January 2023