



Dulwich Road, SE24 | £730,000

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# In General

- Freehold
- Shop and Uppers
- Great Location opposite Brockwell Park
- Close to Herne Hill Station

# In Detail

### 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.

### 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.

### Accommodation

GF & Basement Retail Unit: 66.7 sq m (718 sq ft)

Residential Accommodation: 67 sq m (721 sq ft)

### Price

Asking price - £775,000

### Legal Costs

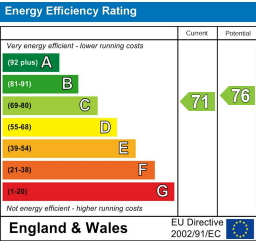
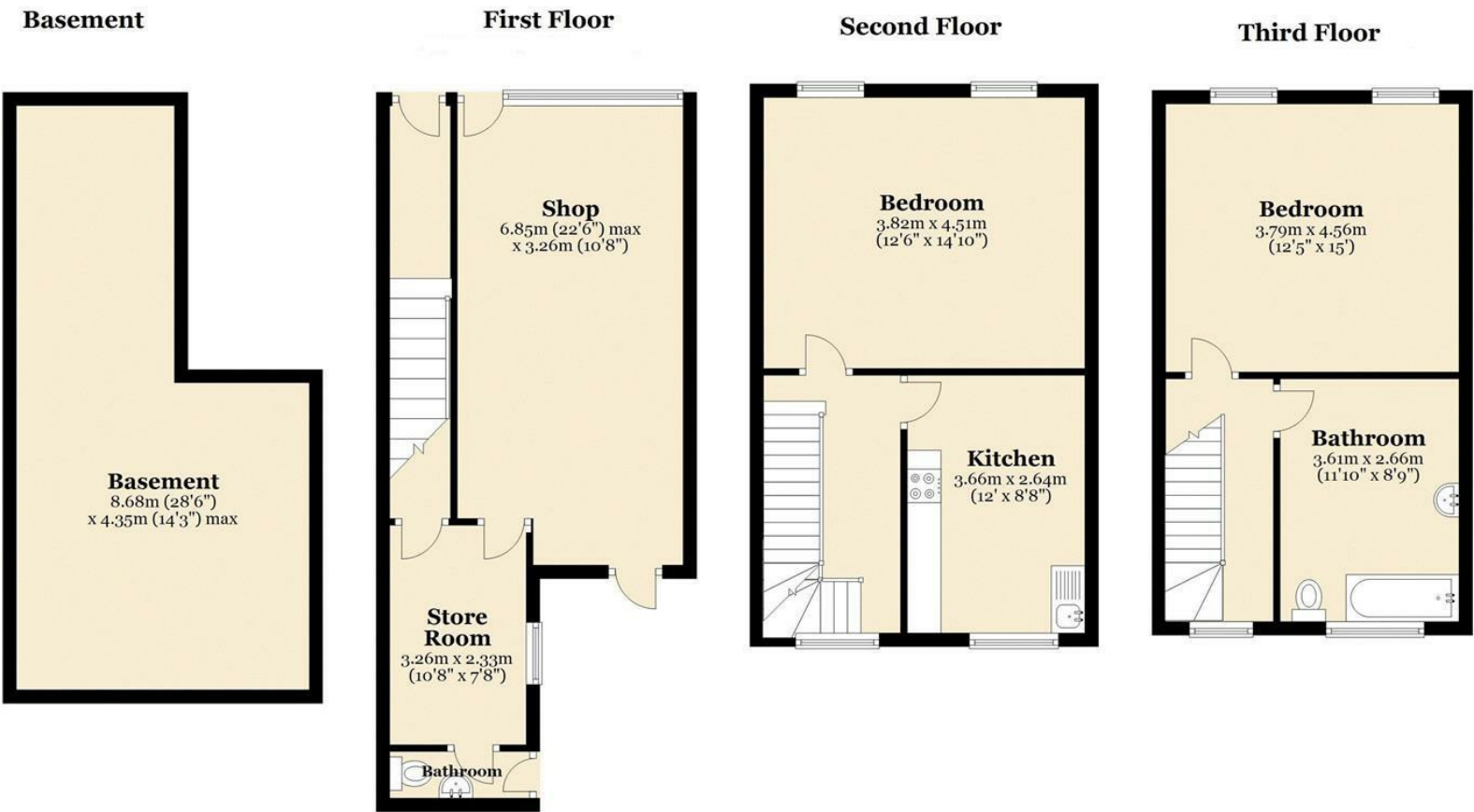
Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

A full report is available on request



# Floorplan



For Illustration Purposes Only - Not to Scale!Disclaimer: Please note this floor plan is for marketing purposes only, this plan in its entirety should be used as a guide only. All efforts have been made to ensure its accuracy at time of print. No responsibility is taken for any error, omission, or miss-statement. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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