



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Freehold four-bedroom house with garden, off-street parking, excellent transport links, and a flexible layout, adaptable to one family home or two apartments.

WARNER ROAD, SE5

£750,000

This freehold house offers the chance to reconfigure the layout into a large family home or utilise the current arrangement, an accessible ground floor studio and 3 bedroom upper floor maisonette.

The building has been divided internally into two apartments which could easily be changed to maximise the living space for one family or for multiple tenants. Combined, the property offers over 1100 square feet of living space (100+ sq m) a private garden and off-street parking.

The welcoming porch and entrance hall provides access to the kitchen, WC and studio apartment on the ground level and opens onto a lovely rear garden. The upper floors include a generous living space, modern kitchen, full bathroom and three bedrooms.

The property is well-connected from Denmark Hill with the Windrush Line running from Clapham Junction to Dalston, the South Eastern Service to London Victoria and the ThamesLink to Blackfriars are also easily accessible. Plenty of local shops, restaurants and green space can be found within short walking distance.

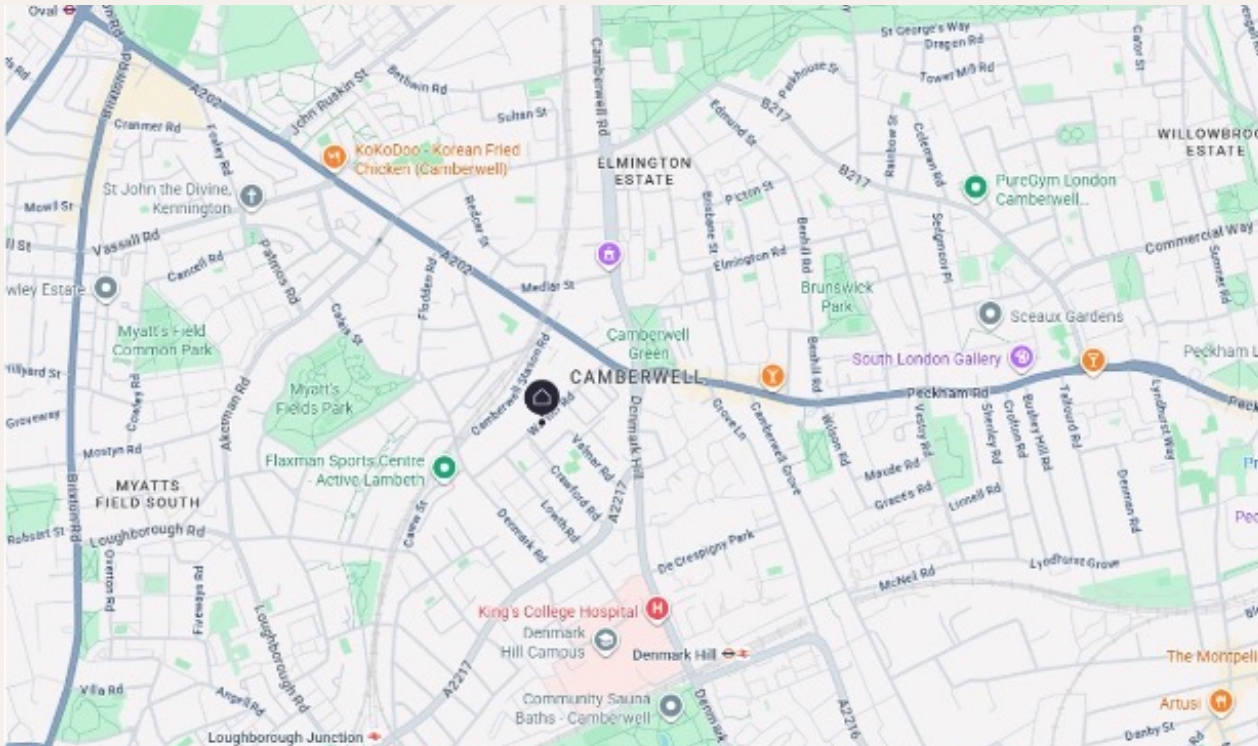
Freehold

Chain Free

1,129 Sq ft / 105 Sq m







WARNER ROAD, SE5

- For Sale By Auction
- Freehold House with Parking
- Ground Floor Studio Apartment
- Upper Floor 3-Bedroom Maisonette
- Easily Reconfigured to Family Home
- Investment Opportunity
- Opportunity to Extend to the Rear
- High Energy Efficiency Rating
- Weekend Viewings Available



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) A		
(81–91) B		
(69–80) C	72	78
(55–68) D		
(39–54) E		
(21–38) F		
(1–20) G		
Not energy efficient – higher running costs		



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1,129 sq ft | Council Tax Band: E | EPC: C



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WARNER ROAD, SE5

Approx. Gross Internal Floor Area

1129 Sq. ft/104.86 Sq. m

