



Langford Green, SE5 | Offers In Excess Of £500,000

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In General

- Over 730 sq. ft
- Share of Freehold
- Two double bedrooms
- Private balcony
- Large communal gardens
- Seperate garage
- 0.4 miles to East Dulwich Station
- Chain free

In Detail

Charming and bright two bedroom period style flat with communal gardens, and garage, ideally located between East Dulwich and Denmark Hill.

Boasting over 730 Sq Ft of internal space on the second floor of this distinctive, neo-Georgian build, the property is ready to move into. Enjoying a quiet location, just off Champion Hill making it easy to get about.

There is a beautifully bright 18x13 ft reception room, adjacent to the fitted kitchen and a comfortable 13-ft principle bedroom with access to a south-east facing balcony, a real suntrap. A separate large, garage is demised to the property in a nearby block, ideal for storage.

Located between Camberwell and East Dulwich, there is easy access into the independent shops, bars, restaurants and coffee shops of Lordship Lane and Bellenden Road as well as the gorgeous parks and green spaces nearby.

Further benefits of the property include off street parking, bike storage, and triple aspect views.

There are strong transport links into The City and West End from East Dulwich station (0.4 miles) and Denmark Hill station (0.5 miles) offering connections across London Terminals, the West End and Canary Wharf. A number of bus/cycle routes through the neighbouring Dulwich Village, Peckham Rye and Forest Hill are also within moments.

The property is offered without onward chain.

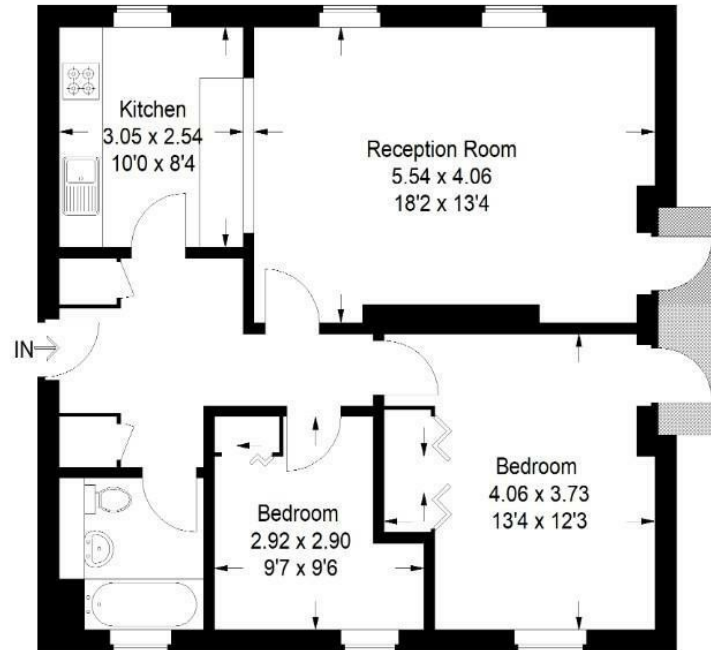
EPC: D | Council tax band : D | Lease: 999 years remaining | GR: Nil | SC: £2,800 pa | BI: incl. in SC



Floorplan

Langford Green, SE5

Approximate Gross Internal Area
68.5 sq m / 737 sq ft



Second Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		55	68
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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