



## Morecambe Street, SE17

£2,200,000

Located in the London Borough of Southwark, Dexters are delighted to introduce a mixed-use, three-storey freehold property featuring a total area of approximately 243.2 sq m (2,617 sq ft) with redevelopment potential and off-street parking for 2/3 cars.

The ground floor features approximately 105.6 sq m (1,136 sq ft) of office space, whilst the first floor features a modern one-bedroom self-contained flat of approximately 74.5 sq m (801 sq ft).

The entire second floor is currently a blank canvass of approximately 62.6 sq m (673 sq ft) featuring a superb vaulted ceiling and benefiting from a full width balcony.

The property offers redevelopment potential subject to securing the necessary planning consents.

Located within 700 metres of Elephant and Castle tube station providing access to Central London.

The Shard is within 1.66 kilometres and London Waterloo station is within 2.0 kilometres.

Tenure - Freehold HM Land Registry Title Number TGL93133

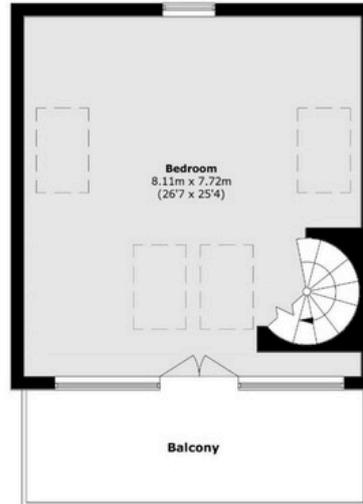
### Features

- Mixed-use building
- Freehold sale
- Redevelopment potential (STPP)
- Ground floor office space
- First floor one-bedroom self-contained flat
- Potential to create 4/5-bedroom house (STPP)

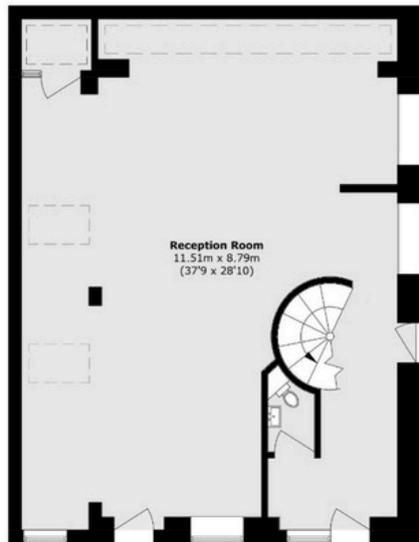
## 13 Morecambe Street, London SE17 1DX



First Floor



Second Floor



Ground Floor

Total area (approx.): 243.2 sq. m (2617.8 sq. ft)  
Terrace area (approx.): 4.6 sq. m (49.5 sq. ft)  
Balcony area (approx.): 19.7 sq. m (212.0 sq. ft)

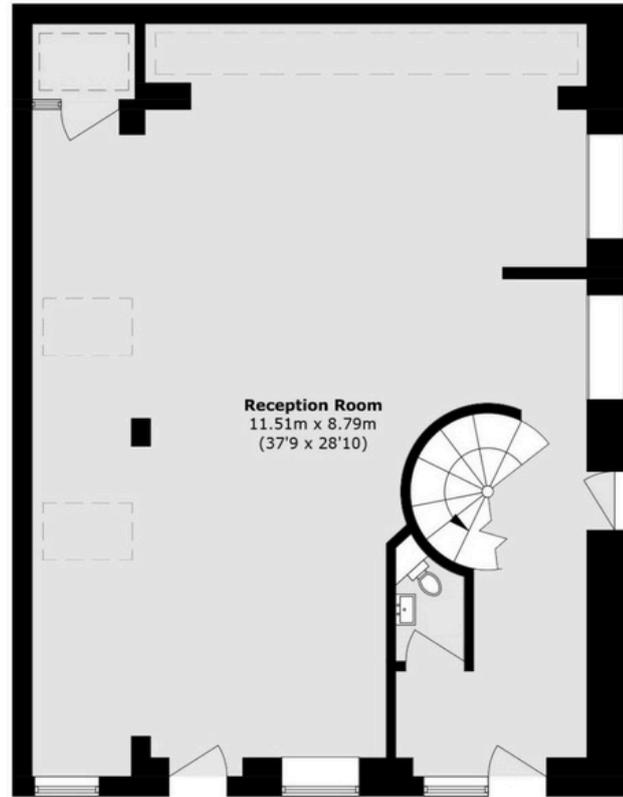


Registered office: Mayfair Showroom, 66 Grosvenor Street, London, W1K 3JL.  
Dexters London Limited, Company Registration Number 04160511

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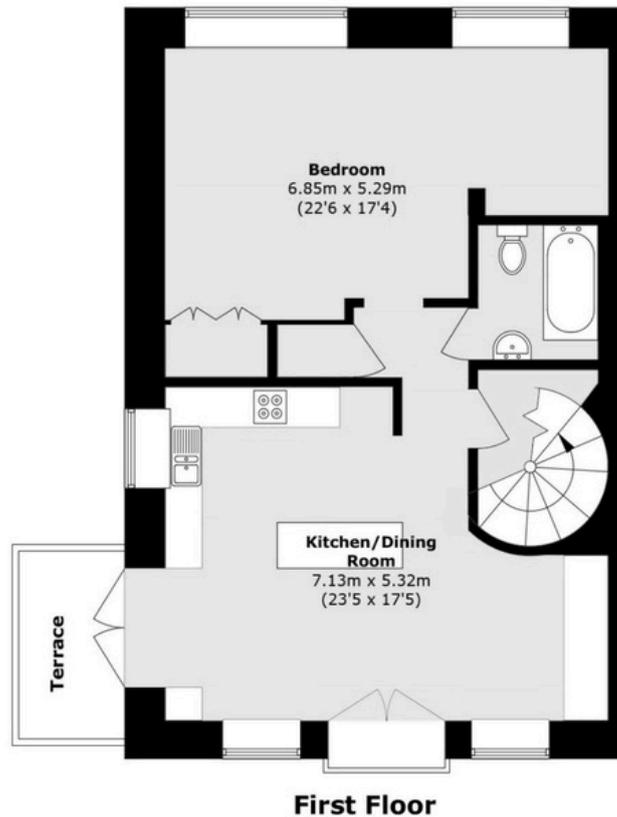
**13 Morecambe Street, London SE17 1DX  
Ground Floor – Floor Plan**



**Ground Floor**

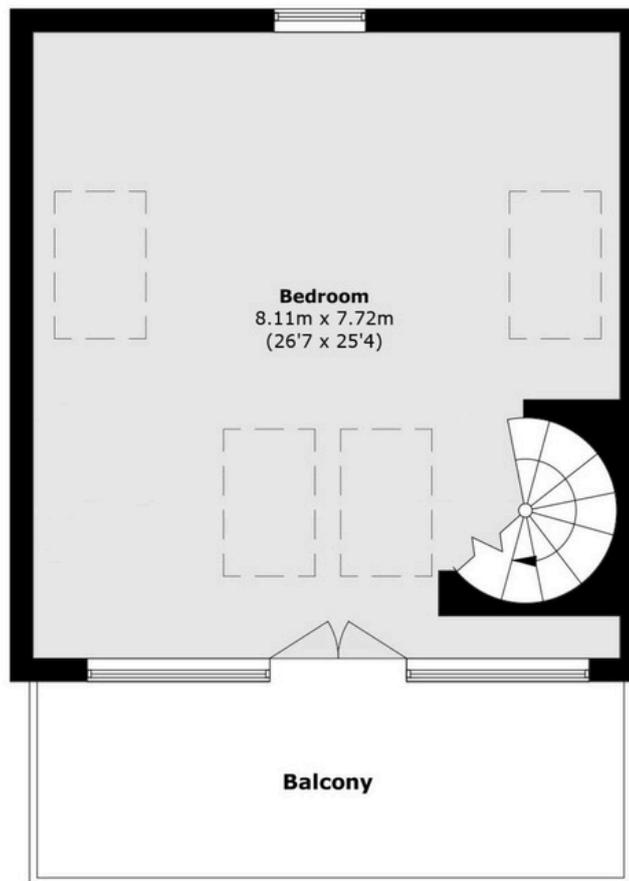
Ground Floor area (approx.): 105.6 sq. m (1136.6 sq. ft)

**13 Morecambe Street, London SE17 1DX**  
**First Floor – Floor Plan**



First Floor area (approx.): 74.5 sq. m (801.9 sq. ft)

**13 Morecambe Street, London SE17 1DX  
Second Floor – Floor Plan**



**Second Floor**

Second Floor area (approx.): 62.6 sq. m (673.8 sq. ft)