



Landcroft Road, SE22 | Guide Price £575,000

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# In General

- No onward chain
- Two double bedrooms
- Large, private garden
- Period conversion
- Potential to extend STPP
- Desirable, residential road

# In Detail

CHAIN FREE - Guide Price £575,000 - £600,000

Spacious and charming two double bedroom period conversion with huge potential to extend and modernise in the heart of East Dulwich.

Boasting over 690 Sq Ft of internal space as well direct access onto a private section of garden – this is an exciting opportunity to side-extend and rear extend into a fantastic long-term home subject to planning and freeholder consent. There is a 13 ft bay-fronted reception room, a separate kitchen and bathroom both in need of gentle modernisation. The principal bedroom opens out through patio doors onto the private garden – whilst the second bedroom opens out onto the side-return.

Landcroft Road offers easy access into The City and West End from East Dulwich station (0.7 miles) and Peckham Rye station (1.4 miles) as well as strong bus/cycle routes through the neighbouring Dulwich Village, Camberwell and Forest Hill. There are a host of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane and North Cross Road as well as excellent schools, parks and green spaces.

Early viewing recommended.

EPC: C | Council Tax Band: C | Lease: TBC years remaining | SC: TBC | GR: TBC | BI: TBC



# Floorplan

Landcroft Road, SE22

Approximate Gross Internal Area  
64.3 sq m / 692 sq ft



## Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		69	76
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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