



Landcroft Road, SE22 | Offers In Excess Of £550,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local



In General

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

In Detail

CHAIN FREE

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: 125 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

Copyright www.pedderproperty.com © 2024
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		69	76
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.