



Lancaster Avenue SE27  
£375,000

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# In general

- One double bedroom
- Private section of garden
- Victorian conversion
- Desirable location
- Ideal first time purchase
- Chain free
- EPC: D

# In detail

Beautiful and charming first floor period conversion with a private section of garden on this desirable road between West Norwood and Dulwich Village.

Located on the first floor of this striking building and boasting 574 Sq Ft of internal space as well as a large private section of garden. The 21'5 ft reception room and attached modern kitchen benefit from huge ceiling height and plenty of natural light; a perfect space for those wanting to work from home.

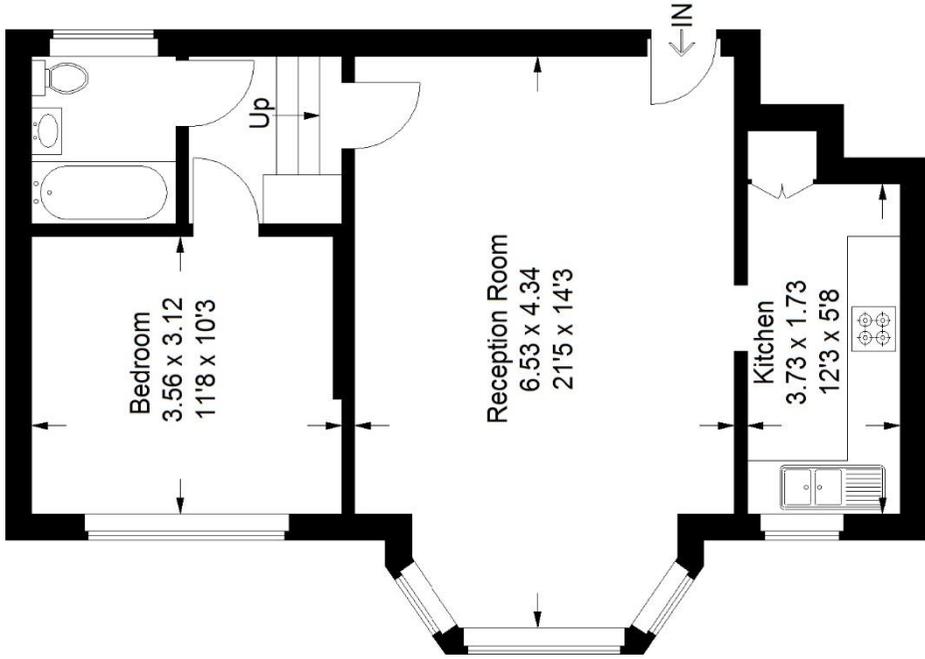
Lancaster Avenue is a wide, tree lined street and offers excellent transport links into The City and West End from West Dulwich station and Tulse Hill station with regular services into London Bridge, London Victoria and additional Thameslink connections.

EPC: D | Council Tax Band: C | Lease remaining: 93 years | GR: £0 | SC: £50pcm | BI: Shared



# Floorplan

**Lancaster Road, SE27**  
**Approximate Gross Internal Area**  
**53.3 sq m / 574 sq ft**



**First 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	Potential
64	75

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