



Copleston Road, SE15
OIEO £450,000

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In general

- One double bedroom
- Private courtyard garden
- Private entrance
- Potential to extend STPP
- Original features
- Desirable location
- Probate granted
- Chain free

In detail

CHAIN FREE

Beautifully charming one bedroom period conversion with direct access onto a private garden ideally located between East Dulwich and Peckham Rye.

Copleston Road is a desirable, residential street and offers enviable access into The City and West End from East Dulwich station (0.3 miles) and Peckham Rye station (0.7 miles) as well as a host of bus connections and cycle routes through the neighbouring New Cross, Camberwell and Dulwich Village. There are an array of independent shops, bars and restaurants on nearby Bellenden Road and up into Lordship Lane as well as parks and green spaces to enjoy.

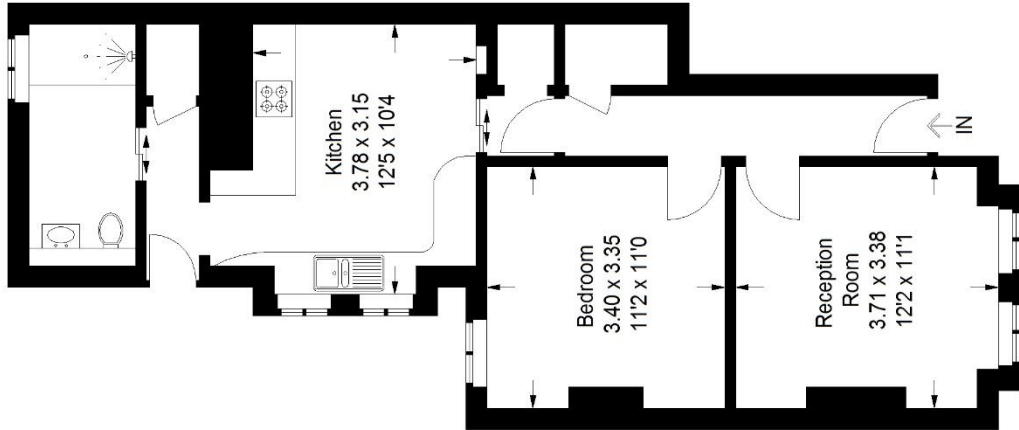
Boasting over 600 Sq Ft of internal space as well as direct access onto a charming low-maintenance garden – the ground floor conversion is a blank canvas for those wanting to add their own mark on a period property with plenty of original features. There is scope to extend into the side return subject to planning permission and opportunities to modernise and re-model. There is a 12 x 10-ft kitchen diner at the back of the property, a large double bedroom and a 12 x 11-ft bay-fronted reception room.

EPC: D | Council Tax Band: B | Lease: 102 years remaining | SC: £ TBC | GR: £ TBC | Buildings Insurance: £ TBC



Floorplan

Copleston Road, SE15
Approximate Gross Internal Area
55.8 sq m / 601 sq ft



Ground 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	76 C
39-54	E		
21-38	F		
1-20	G		

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