



Crebor Street, SE22
£425,000

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In general

- One bedroom
- Private garden
- Private entrance
- In need of modernisation
- Planning for side-extension (14/AP/3314)
- Chain free

In detail

CHAIN FREE.

Unique opportunity to modernise and extend this garden flat in the heart of residential East Dulwich.

Crebor Street is enviably located for the parks and green spaces of Peckham Rye and Dulwich Park as well as numerous links into The City and West End from Peckham Rye station (1.5 miles), Honor Oak Park station (1.1 miles) and East Dulwich station (1.2 miles) and a host of bus connections through the neighbouring Forest Hill, Dulwich Village and Nunhead.

Boasting over 630 Sq Ft of internal space as well as a 55-ft private garden and large side return. There is a 14-ft bay-fronted reception room and comfortable double bedroom as well as an eat-in kitchen. The property is in need of gentle modernisation and planning permission is in place to extend into the side return to create a gorgeous two-bedroom, two-bathroom apartment.

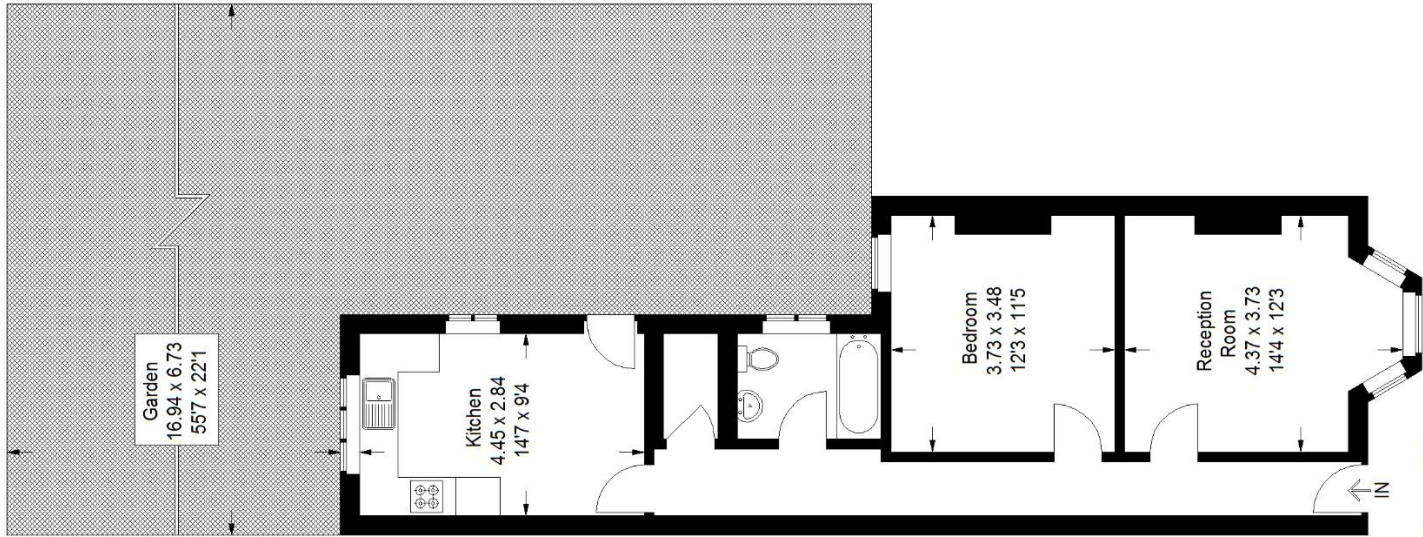
EPC: D | Council Tax Band: B | Lease: 149 years remaining | SC: £ n/a | GR: £ peppercorn | Buildings Insurance: £ n/a



Floorplan

Crebor Street, SE22

Approximate Gross Internal Area
59.0 sq m / 635 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 | 67 D | 78 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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