

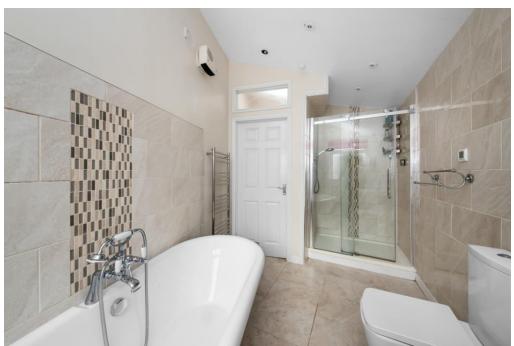
Landcroft Road, SE22 OIEO £1,125,000 o208 702 8222 pedderproperty.com











In general

- Four bedrooms
- Three bathrooms
- Garage at rear of garden
- Potential to extend and modernise
- Over 1590 Sq Ft

In detail

Sensational opportunity to re-shape and re-model this substantial family home in the heart of residential East Dulwich.

Landcroft Road is enviable located for the independent shops, bars and restaurants of Lordship Lane as well as excellent primary and secondary schools nearby. There are strong transport links into The City and West End from East Dulwich station (0.7 miles) and Peckham Rye station (1.3 miles) as well as bus connections through the neighbouring Dulwich Village, Camberwell and Forest Hill.

The larger than normal end of terrace property boasts over 1,590 Sq Ft of internal space as well as a 14-ft garage at the end of a 46-ft mature garden. There is potential to create offstreet parking or a gorgeous home-office.

To the ground floor there is a 25-ft double reception with two bay windows, a large kitchen-breakfast room and a family bathroom. To the first floor there are three double bedrooms, a second family bathroom and a utility room. On the top floor there is a further double bedroom with en-suite with scope to extend and create a sensational master suite.

The property has been in the family for over 40 years; and now is the time to relocate and downsize.

EPC | Council Tax Band | Freehold























Floorplan

Landcroft Road, SE22

Approximate Gross Internal Area Ground Floor = 63.0 sq m / 678 sq ft First Floor = 60.0 sq m / 646 sq ft Second Floor(Excluding Eaves) 24.8 sq m / 267 sq ft Garage = 14.8 sq m / 159 sq ft Total = 162.6 sq m / 1750 sq ft

Z



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.