



Lovelace Road, SE21
Guide Price £1,799,950

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In general

- A semi-detached family house for sale
- Five bedrooms, two bathrooms
- Two reception rooms
- Large L shaped kitchen/breakfast room
- Utility room, downstairs cloakroom
- Garage and driveway
- Delightful 105' sotherly aspect rear garden
- Further potential to extend (SPC)
- Highly sought after location close to transport links and local schools
- Offered with no onward chain

In detail

A lovely semi-detached family house for sale located on this much sought after residential road just a short distance from Dulwich Village.

The property has been extended into the loft and with a gross internal area of 1942 sq ft the property offers spacious accommodation arranged over three floors comprising five bedrooms, two bathrooms, two reception rooms (open-plan), large L shaped kitchen/breakfast room, utility room and downstairs cloakroom. There is also a single garage and a drive providing off street parking. To the rear there is a most delightful southerly aspect mature garden measuring 105'. The property also offers excellent scope for further extension on the ground floor, subject to planning consents.

The property is well located for access to Dulwich Village with its outstanding schools, including Dulwich College, Alleyns and James Allens School, popular parks, boutiques, cafes and restaurants. The Rosendale Primary School is also close by. Herne Hill Centre is easily accessible with a variety of shopping and leisure facilities and the popular Brockwell Park and Lido. Rail services into central London are from the nearby West Dulwich (London Victoria/London Blackfriars), Tulse Hill (London Bridge/St Pancras/Kings Cross) and Herne Hill (London Victoria/London Blackfriars).

The property is offered with no onward chain and early viewing is advised.

EPC Rating: E | Council Tax Band: G



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	82 E	
21-38	F		
1-20	G		

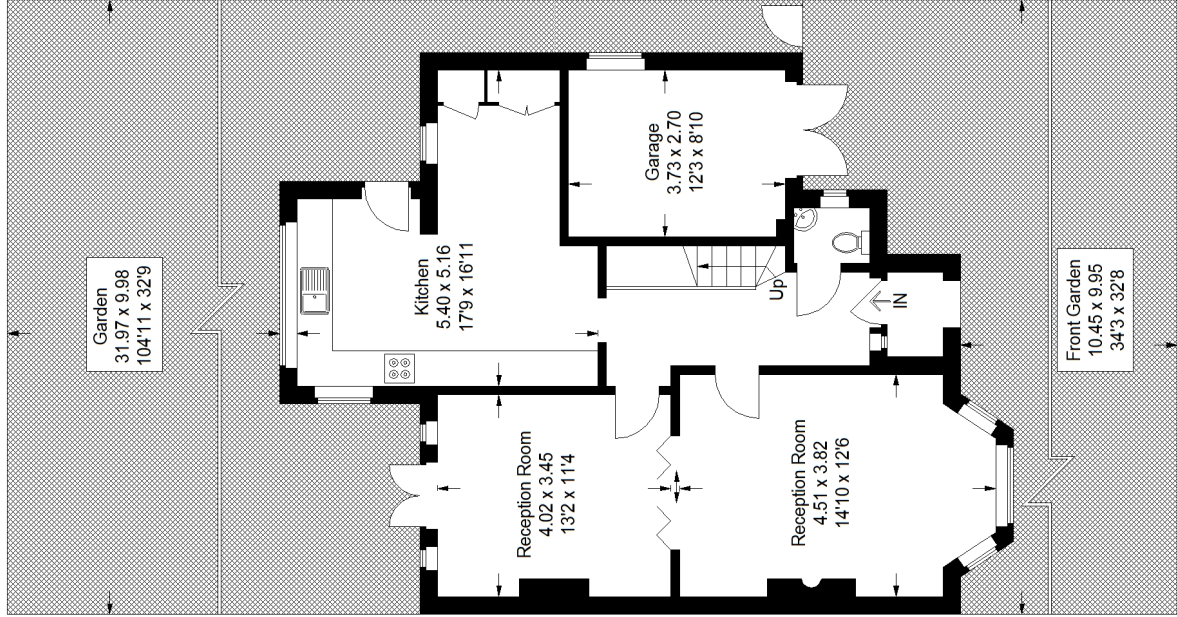
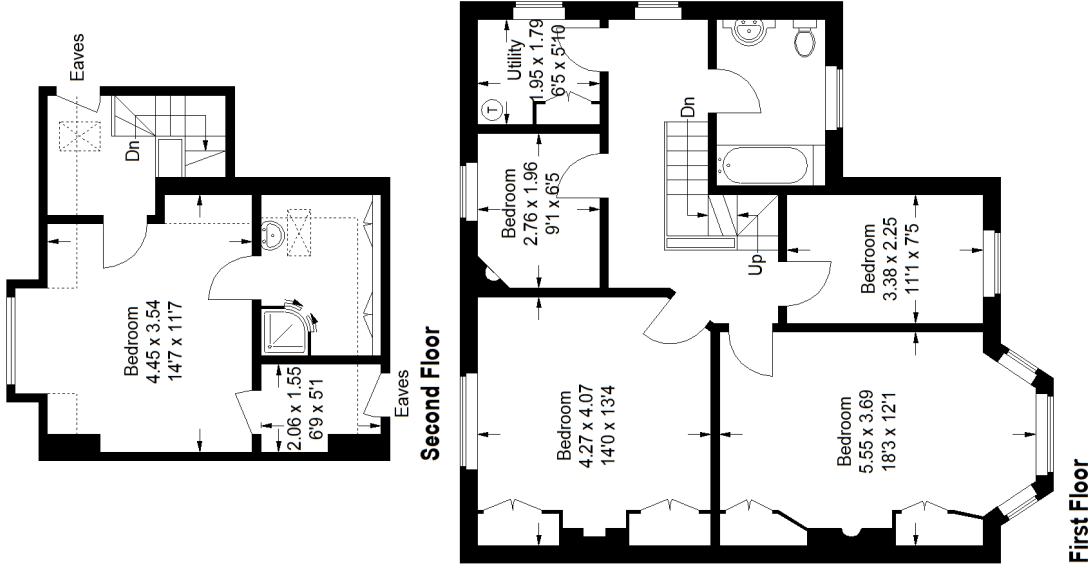
Floorplan

Lovelace Road, SE21

Approximate Gross Internal Area
 Ground Floor = 66.5 sq m / 716 sq ft
 First Floor = 71.7 sq m / 772 sq ft
 Second Floor (Excluding Eaves)
 31.3 sq m / 337 sq ft
 Garage = 10.9 sq m / 117 sq ft
 Total = 180.4 sq m / 1942 sq ft



□ = Reduced headroom
 below 1.5 m / 5'0"



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.

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