



Lanercost Close, SW2
Guide Price: £385,000

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In general

- Ground floor purpose built flat
- Two large double bedrooms
- Spacious lounge
- Fully fitted kitchen-diner
- Modern bathroom with separate WC
- Beautifully decorated throughout
- Impressive storage
- Fantastic location
- Excellent transport links
- Communal garden and allotment
- Off-street parking
- Chain free

In detail

A beautifully decorated, spacious two-bedroom purpose built flat off popular Lanercost Road, in the trendy SW2 area.

This fantastic property, located on the ground floor, comprises of two large double bedrooms, a generous lounge and a well-presented kitchen/dining room with fully-fitted appliances. The accommodation also offers a modern bathroom with a separate WC and sizeable hallway. There is plenty of built-in storage, communal gardens, an allotment and off-street parking.

Lanercost Close is a five-minute walk from Tulse Hill station, which offers excellent transport links into central London and The City, with regular services to Blackfriars (16 minutes), City Thameslink (18 minutes), London Bridge (19 minutes), Farringdon (20 minutes), and St Pancras International (25 minutes), while the Victoria Line is accessible from Brixton Underground (1.5 miles). Streatham Hill (0.9 miles) offers regular services to London Victoria and Clapham Junction.

There are a host of good, local amenities, independent shops, bars and restaurants, as well as plenty of parks and green spaces - beautiful Brockwell Park is just a short walk away. The property is also very well-placed for exploring the popular neighbourhoods of Brixton, Dulwich, Herne Hill and West Norwood.

This residence provides an excellent investment opportunity, as well as a wonderful place to live. Early viewings are highly recommended. Contact Pedder West Norwood to book an appointment today.

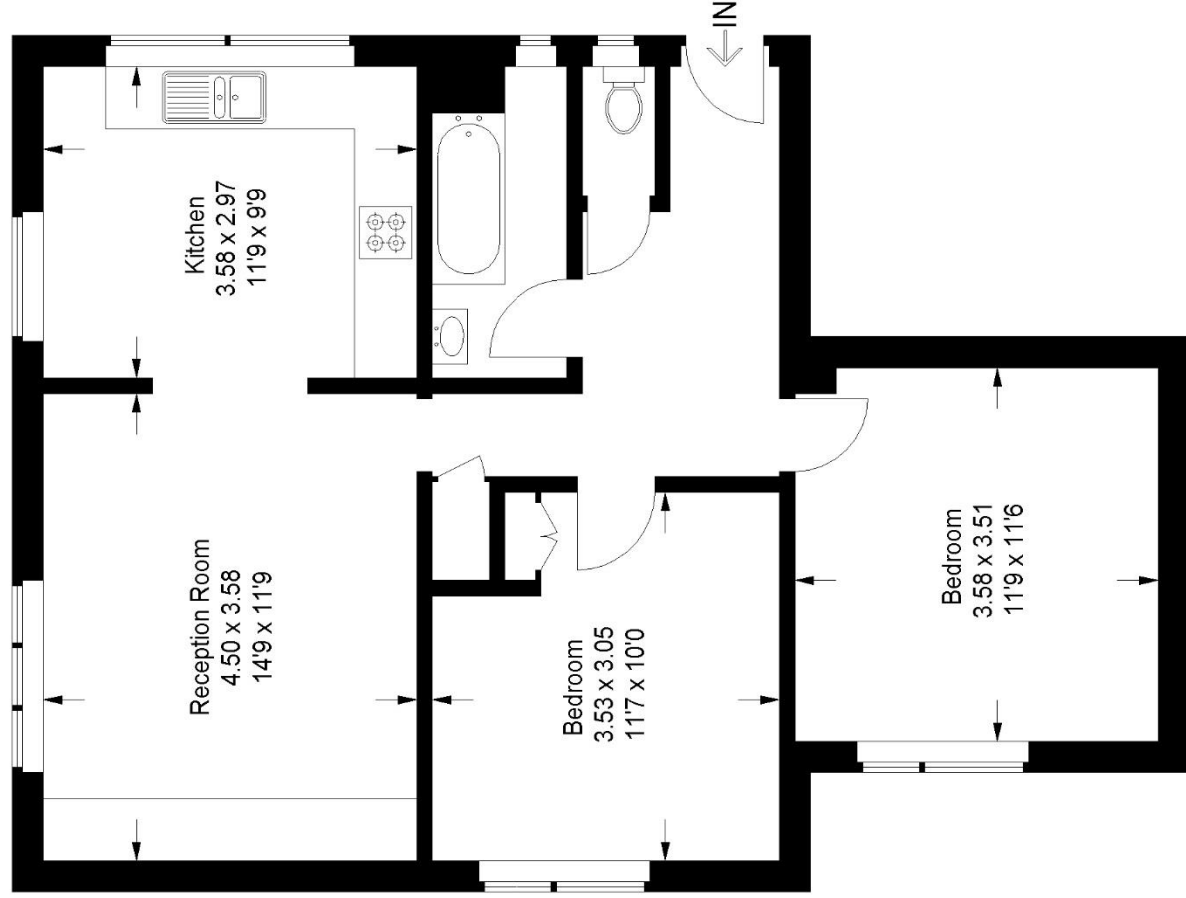
EPC: D | Council Tax Band B | Lease: 176 years remaining | SC: £1,800 PA | GR: Peppercorn ground rent if demanded



Floorplan

Lanercost Close, SW2

Approximate Gross Internal Area
68.4 sq m / 736 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	59 d	77 c
39-54	E		
21-38	F		
1-20	G		

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