



Lordship Lane, SE22  
OIEO £300,000

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# In general

One bedroom property

Period conversion

Spacious and bright

Close to strong transport links

Complete onward chain

Cash buyer recommended

EPC Rating: D

# In detail

Charming first floor period conversion ideally located in the heart of East Dulwich for the amenities and shops of Lordship Lane.

Boasting easy access into The City and West End from nearby East Dulwich station (0.5 miles) as well as the strong bus connections through the neighbouring Forest Hill, Peckham and Camberwell.

In need of modernisation throughout, the property offers great potential for a developer or cash buyer wanting to put their own stamp and take advantage of the excellent independent shops, bars, coffee shops and restaurants nearby as well as great parks and green spaces. Boasting over 520 Sq Ft of internal space comprising a 15-foot separate reception, kitchen, well-appointed bathroom and a double bedroom.

Early viewing recommended.

EPC - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	67   D
39-54	E		
21-38	F		
1-20	G		





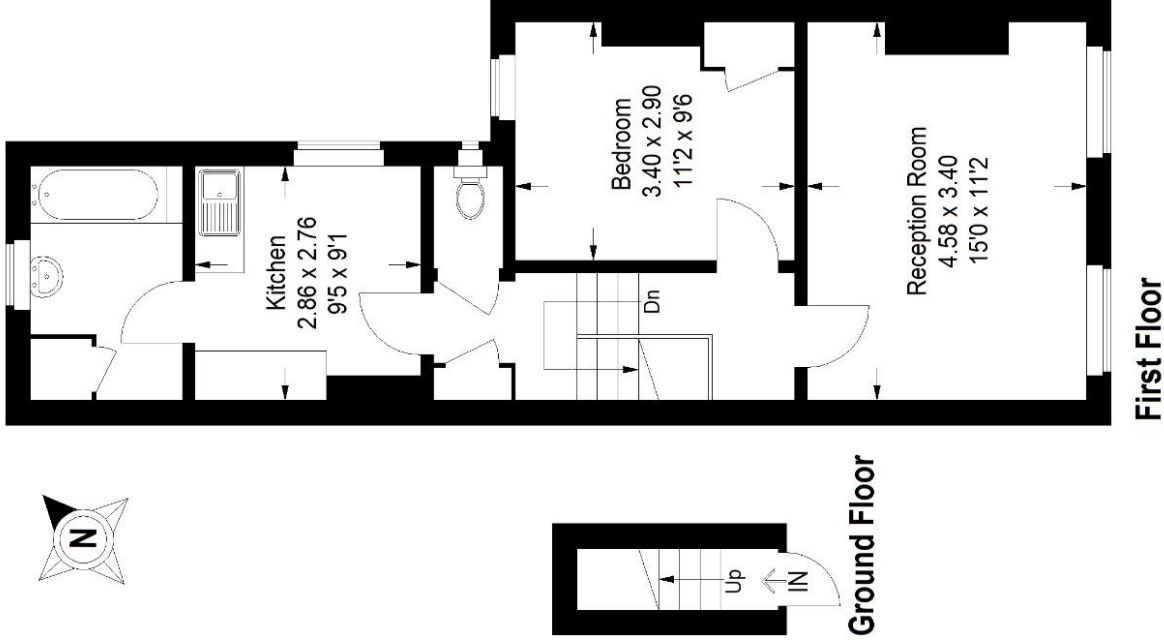
## Lordship Lane SE22

Approximate Gross Internal Area

Ground Floor = 1.8 sq m / 19 sq ft

First Floor = 48.8 sq m / 525 sq ft

Total = 50.6 sq m / 544 sq ft



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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.