



Playfield Crescent, SE22
Guide Price: £640,000 - £660,000

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In general

- Two / three bedrooms
- Beautiful period features
- Stairs down to communal garden
- Over 890 Sq Ft
- Potential to extend STPP
- Share of Freehold

In detail

Stunning and spacious first-floor period conversion with access to a communal garden on this desirable East Dulwich street.

Playfield Crescent is enviably located to the west of Lordship Lane and offers easy access to the independent shops, bars and restaurants nearby as well as East Dulwich train station (0.5 miles) for commuting into The City and West End along with bus connections through the neighbouring Herne Hill, Peckham Rye and New Cross.

There are a host of parks and green spaces nearby as well as a number of excellent primary and secondary schools.

Set on the first floor of this gorgeous building with scope to extend subject to planning permission and freeholder approval – the three-bedroom apartment enjoys over 890 sq Ft of internal space and is configured with two bedrooms, two receptions by the current owners. There is a gorgeous 24 x 13-ft kitchen-reception with a pull-up staircase for access to the garden. There is a modern family bathroom and gorgeous period features in the master bedroom (currently a lounge).

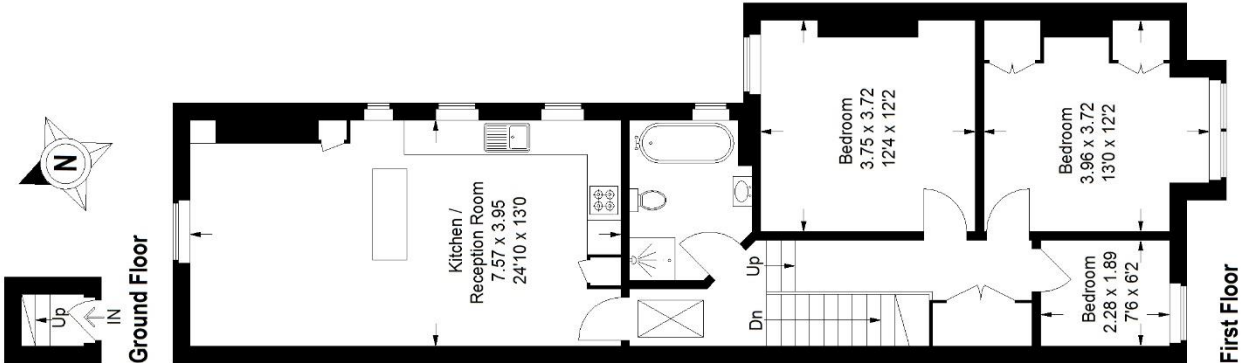
EPC: D | Council Tax Band: C | Lease: 948 years remaining | Buildings Insurance: £217 pa



Floorplan

Playfield Crescent, SE22

Approximate Gross Internal Area
Ground Floor = 1.2 sq m / 13 sq ft
First Floor = 81.6 sq m / 878 sq ft
Total = 82.8 sq m / 891 sq ft



First 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	62 D	76 C
39-54	E		
21-38	F		
1-20	G		

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