



Lordship Lane, SE22
Offers in excess £350,000

0208 702 8222
pedderproperty.com

pedder



In general

- One double bedroom
- Over 520 sq ft
- Access onto balcony
- Above commercial
- Gentle modernisation required
- CHAIN FREE

In detail

CHAIN FREE – Charming, spacious and beautifully bright period conversion in the hubbub of Lordship Lane, East Dulwich.

Boasting over 520 Sq Ft of internal space, the first floor apartment is above Gourmet Burger Kitchen in the heartbeat of Lordship Lane. There is a gorgeous 18x17 ft open-plan kitchen reception with raised mezzanine area and access through patio-doors onto a balcony overlooking life on one of South-East London's most bustling high street's. Having been recently tenanted, some gentle modernisation is required in places.

121 Lordship Lane is enviably located for the strong transport links into The City and West End from East Dulwich station (0.5 miles) and Peckham Rye station (1.2 miles) as well as the bus/cycle routes through the neighbouring Forest Hill, Dulwich Village and Camberwell. There are a host of independent shops, bars, coffee shops and restaurants along Lordship Lane and North Cross Road – including the Saturday market – as well as a choice of parks and green spaces nearby.

*Some mortgage lenders may require a high deposit due to commercial mix in the building.

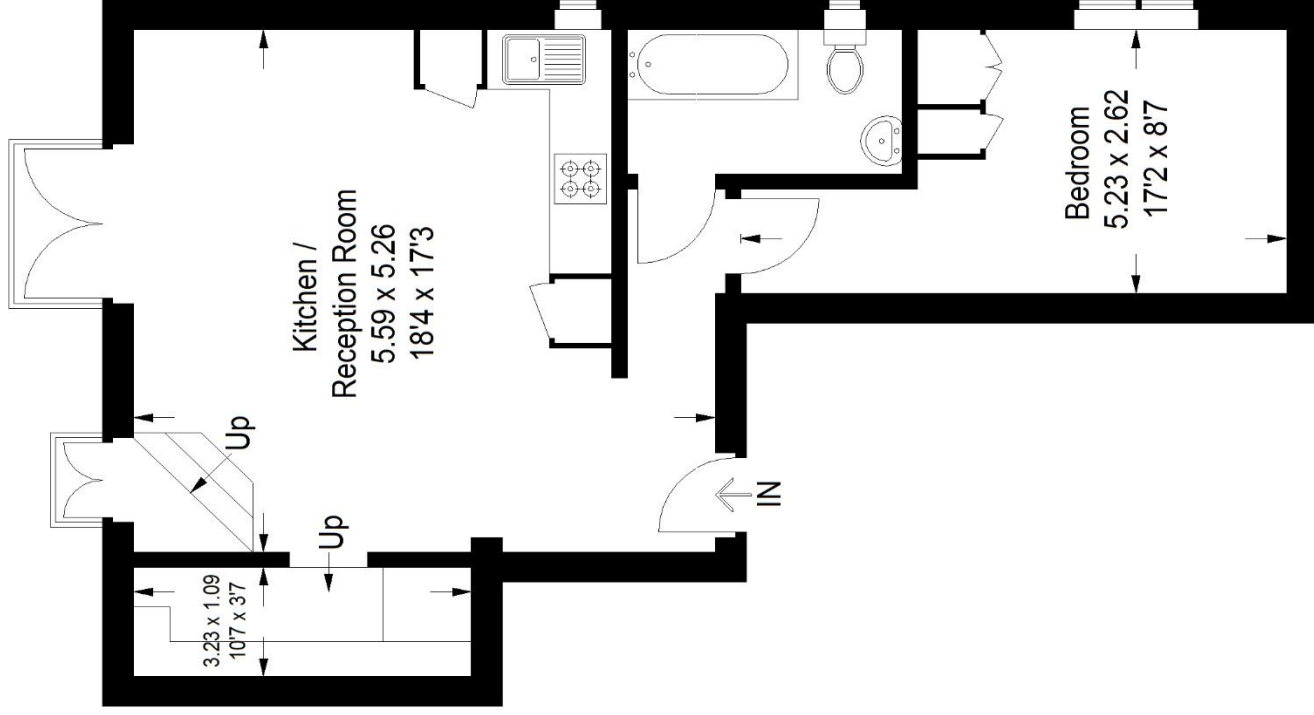
EPC: D | Council Tax Band: B | Lease: 108 years remaining | SC: 20% of freeholder costs | GR: £50 pa | Buildings Insurance: TBC



Floorplan

Lordship Lane, SE22

Approximate Gross Internal Area
48.7 sq m / 524 sq ft



First Floor

Copyright www.pedderproperty.com © 2024
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	63 D	63 D
39-54	E		
21-38	F		
1-20	G		

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.