



Copleston Road, SE15  
£625,000

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# In general

- Two double bedrooms
- Over 790 Sq Ft
- Excellent condition throughout
- Potential for roof terrace – STPP
- Desirable, residential road

# In detail

Charming, spacious and beautifully bright split-level period conversion on this desirable street between Peckham Rye and East Dulwich.

Residential, tree-lined Copleston Road offers enviable access into The City and West End from East Dulwich station (0.5 miles) and Peckham Rye station (0.5 miles) as well as strong bus/cycle routes through the neighbouring Camberwell, Herne Hill and Dulwich Village. There are an array of parks and green spaces as well as the independent shops, bars, restaurants and coffee shops of nearby Lordship Lane, North Cross Road and Bellenden Road.

Boasting over 790 Sq Ft of internal space – there is a gorgeous 15-ft reception room with feature fireplace, bespoke cabinetry and sash windows attached to a modern kitchen with integrated appliances. There is a modern bathroom and two comfortable double bedrooms – including a 17 x 12 principal loft room with huge potential for a roof terrace (subject to planning permission).

Early viewing recommended.

EPC: C | Council Tax Band: B | Lease: 174 years remaining | SC: £850 pa | GR: Nil | Buildings Insurance: Included in SC



# Floorplan

## Copleston Road, SE15

Approximate Gross Internal Area  
(Excluding Eaves)  
73.6 sq m / 792 sq ft



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