



Oxonian Street, SE22
OIEO £900,000

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In general

- Four bedrooms
- Additional loft-room
- Two bathrooms
- Planning permission granted: 21/AP/1036
- Potential to extend and modernise
- CHAIN FREE

In detail

CHAIN FREE

Charming, spacious and potential to re-model this large family home enviably located in the heart of East Dulwich.

Oxonian Street provides easy access into The City and West End from East Dulwich station (0.3 miles) and Denmark Hill station (1 mile) as well as strong bus and cycle connections through the neighbouring Dulwich Village, Herne Hill and Camberwell. There are excellent primary and secondary schools as well as a host of gorgeous parks and green spaces. There are a choice of independent shops, bars and restaurants on Lordship Lane, North Cross Road and Bellenden Road.

Boasting over 1,570 Sq Ft of internal space with planning permission granted to substantially reconfigure and modernise this mid-terrace home. There is currently a beautifully bright 22-ft box-bay fronted double reception room with high ceilings and period features. There is a modern 18-ft kitchen-breakfast room adjacent to a downstairs bedroom. To the first floor is a generous family bathroom and two large double bedrooms including an en-suite to the master. On the upper floor is a further double bedroom and a charming loft-space – ideal as a teenage hangout or work-from-home study.

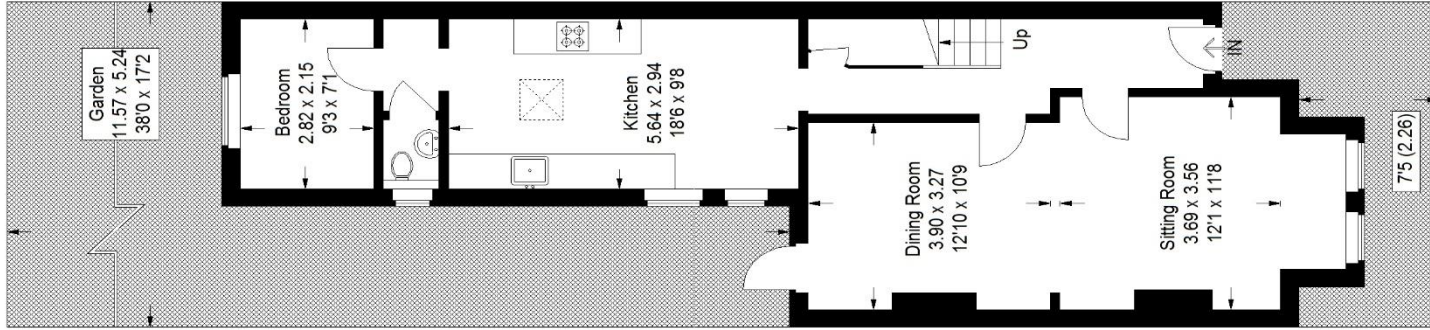
EPC: E | Council Tax Band: E | Freehold



Floorplan

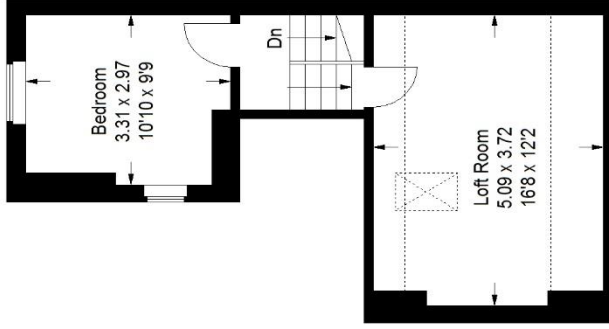
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Approximate Gross Internal Area
 Ground Floor = 66.5 sq m / 716 sq ft
 First Floor = 47.7 sq m / 513 sq ft
 Second Floor = 31.8 sq m / 342 sq ft
 Total = 146.0 sq m / 1571 sq ft

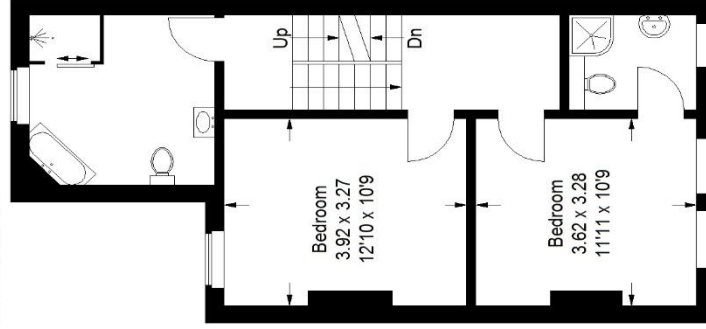


Ground Floor

= Reduced headroom below 1.5 m / 5'0"



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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