



Gatcombe House, Pytchley Road, SE22
£400,000

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In general

- Two double bedrooms
- Communal gardens
- Third floor
- Over 680 sq ft
- Good condition throughout
- Double glazed throughout
- Deck access

In detail

Bright and spacious two double-bedroom purpose-built apartment as part of the popular Dog Kennel Hill Estate, East Dulwich.

Set on the third floor of this ex-local authority block and boasting over 680 Sq Ft of internal space – the property has been lovingly maintained by the current owner who is relocating out of the area. The property enjoys a 12x12 ft reception room with separate kitchen-diner and two comfortable double bedrooms.

There are large, well-kept communal gardens and permitted off-road parking available to residents.

Gatcombe House, Quorn Road offers excellent transport links into The City and West End from East Dulwich station (0.2 miles) and Denmark Hill station (0.8 miles) as well as strong bus/cycle routes through the neighbouring Peckham Rye, Camberwell and Herne Hill. There are an array of independent shops, bars and restaurants on Lordship Lane, North Cross Road and Bellenden Road as well as a choice of parks and green spaces.

EPC: C | Council Tax Band: B | Lease: 107 years remaining | SC: £1,710.29 pa | GR: Nil | Buildings Insurance: Included in SC

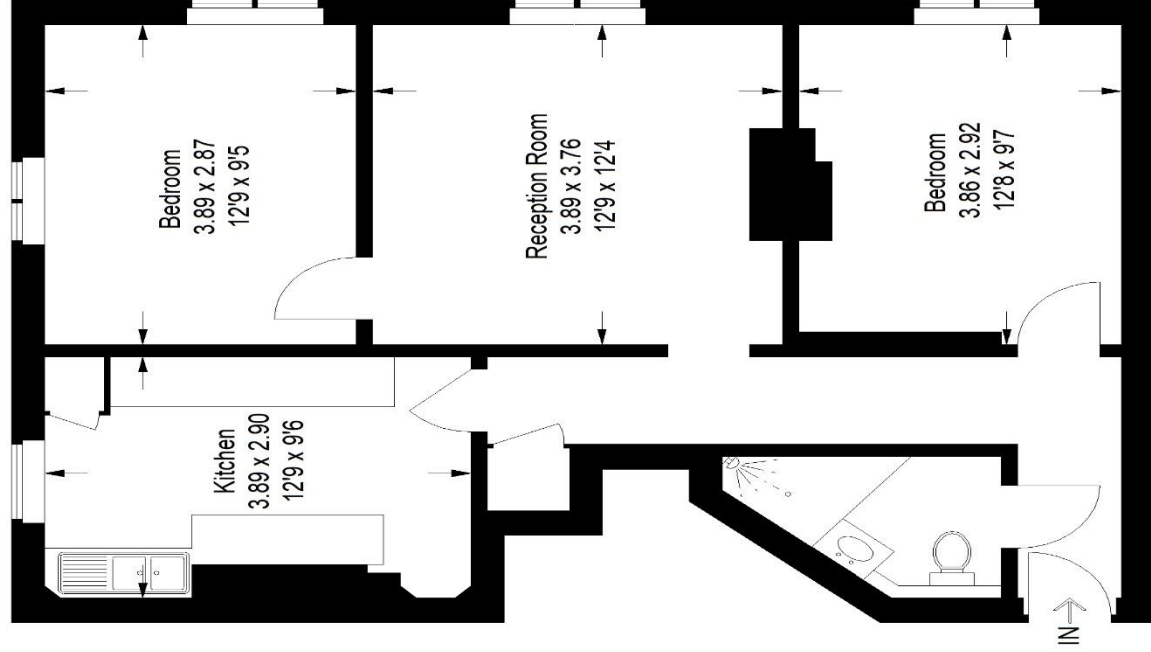


Floorplan

Gatcombe House, SE22

Approximate Gross Internal Area

63.6 sq m / 685 sq ft



ThirdFloor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	82 B

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