



Dulwich Road, SE24 0NG
£730,000

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NEW HOMES



In General

- Freehold
- Shop and Uppers
- Great Location opposite Brockwell Park
- Close to Herne Hill Station

In Detail

Description

The property is comprised of a freehold 3 storey building, with a retail unit on the ground floor with a currently unused basement and residential uppers. Originally a one-bedroom split level flat, the residential upstairs is currently made up as a two double bedroom unit with shared kitchen and bathroom. The commercial space is currently owner occupied with the residential aspect let on a rolling contract basis.

Location

The property is situated Dulwich Road looking out over Brockwell Park. The property occupies a primary position within a parade of mixed uses.

Herne Hill Rail Station is a 2-minute walk away providing Thameslink services into London Victoria in 10 mins.

The location is serviced by a number of bus routes from stops on the road.

Accommodation

GF & Basement Retail Unit: 66.7 sq m (718 sq ft)

Residential Accommodation: 67 sq m (721 sq ft)

Price

Asking price - £775,000

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

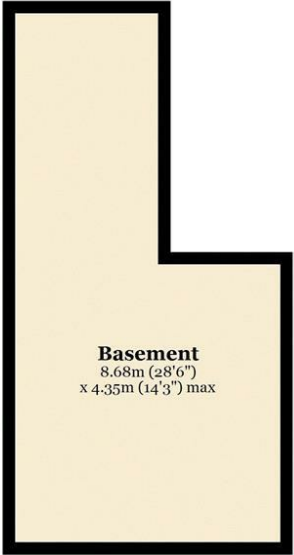
A full report is available on request

EPC: | Council Tax Band:

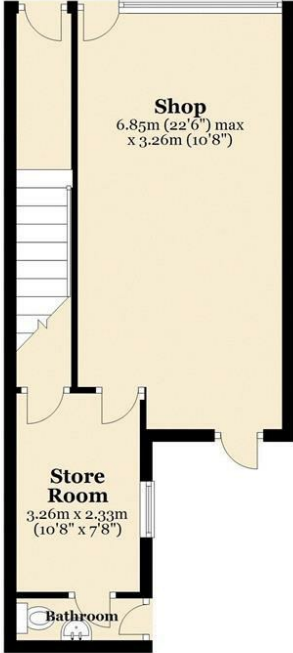


Floorplan

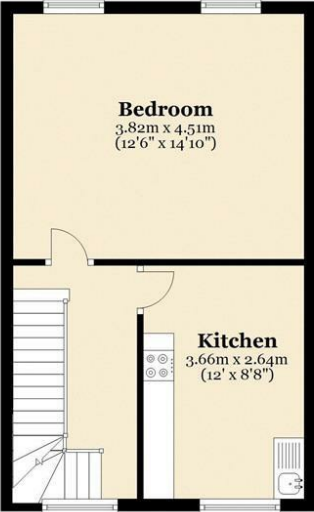
Basement



First Floor



Second Floor



Third Floor



For Illustration Purposes Only - Not to Scale!Disclaimer: Please note this floor plan is for marketing purposes only, this plan in its entirety should be used as a guide only. All efforts have been made to ensure its accuracy at time of print. No responsibility is taken for any error, omission, or miss-statement. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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