



Dulwich Road, SE24 | £730,000

02087029999

development@pedderproperty.com

pedder
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

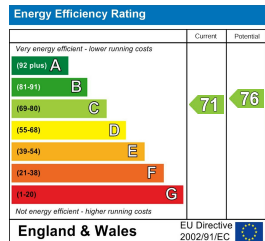
A full report is available on request



Floorplan



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.



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.