

Kennoldes, Croxted Road, SE21

Guide Price: £500,000 to £515,000

Bryan & Keegan
ESTATE AGENTS

- • Chain free
- • Three bedrooms
- • Lots of potential to add value
- • Located close to West Dulwich station





A fantastic opportunity to purchase this three-bedroom family home, located on a popular road close great to transport links.

The property has plenty of scope to improve and add value and has the added benefit of being offered to the market with no onward chain.

Croxted Road offers a great selection of amenities that include coffee shops, bakeries, cafes, and supermarkets.

The area has many outstanding schools, and leafy green spaces including Belair, Dulwich and Brockwell parks and Dulwich Woods.

West Dulwich and Tulse Hill train stations are located just a short walk away with transport links into London Victoria, London Bridge, and East Croydon.

Tenure: Leasehold

Lease length remaining: 86 years

Service Charge: £720 per annum

Ground Rent: £10 per annum

EPC Rating: D

Council Tax Band: D (Southwark)

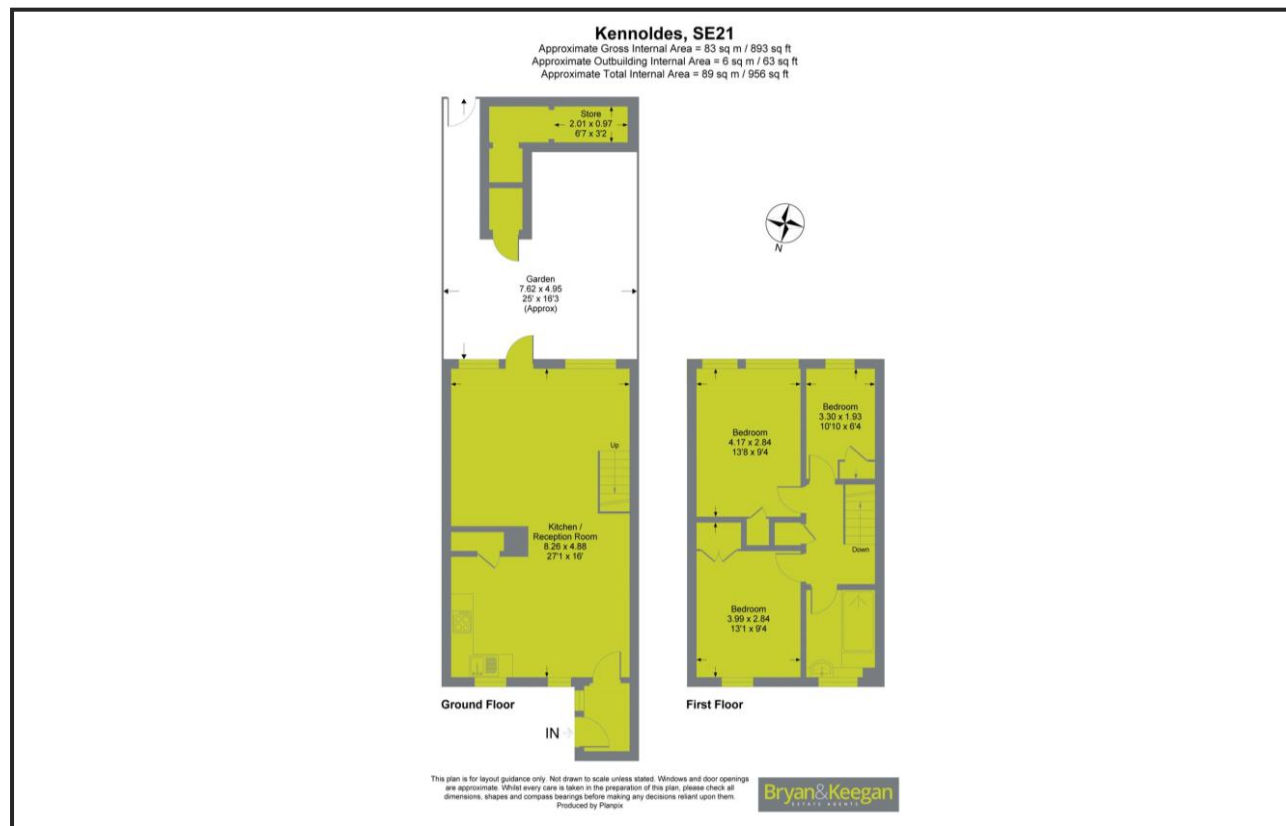


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.