



Lordship Lane, SE22  
£450,000

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# In general

- CHAIN FREE
- Two double bedrooms
- Two bathrooms
- Top floor
- Gentle modernisation required
- Residential part of Lordship Lane

# In detail

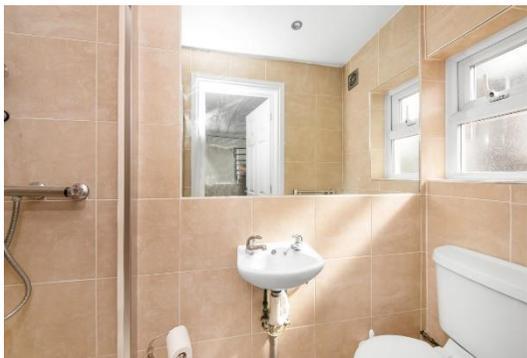
## CHAIN FREE

Charming, spacious and beautifully bright top floor period conversion in this residential section of Lordship Lane, East Dulwich.

Boasting over 790 Sq Ft of internal space across a split-level which has been well-maintained by the current owner – but could benefit from some gentle modernisation throughout. There is a large 23-ft reception room with an attached fitted kitchen, a family bathroom and an en-suite shower room to the second bedroom as well as a comfortable principle bedroom with characterful sloping ceilings.

The property is enviably located for the independent shops, bars and restaurants of Lordship Lane and North Cross Road. There are a host of beautiful parks and green spaces as well as strong transport links into The City, West End and Canary Wharf from East Dulwich station (0.7 miles) and Forest Hill station (1.5 miles) along with bus and cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

EPC: D | Council Tax Band: C | Lease: TBC years remaining | SC: TBC | GR: TBC | Buildings Insurance: £163.00 pa



# Floorplan

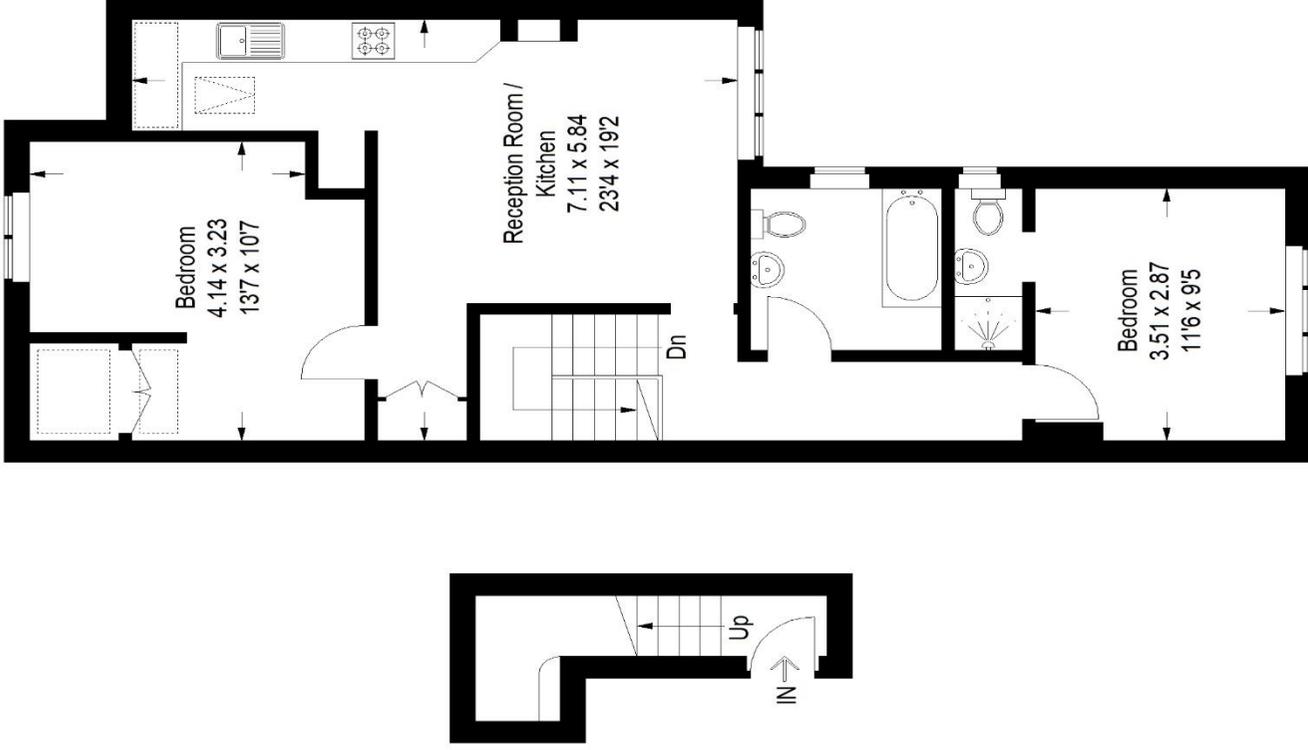
## Lordship Lane, SE22

Approximate Gross Internal Area

First Floor = 4.6 sq m / 50 sq ft

Second Floor = 69.4 sq m / 747 sq ft

Total = 74.0 sq m / 797 sq ft



First Floor

Second Floor

 = Reduced headroom below 1.5 m / 50

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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