



Lordship Lane, SE22  
OIRO £1,300,000

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# In general

- Five double bedrooms
- Two bathrooms
- 28-ft kitchen reception
- Two additional reception rooms
- Excellent condition
- Off-street parking
- CHAIN FREE

# In detail

## CHAIN FREE

Stunning and spacious five double bedroom semi-detached family home in the heart of East Dulwich.

Lovingly extended and modernised by the current owner to a high standard – this double fronted 1950's family home boasts over 2,050 Sq Ft of internal space as well as a landscaped patio garden at the rear and off-street parking for two cars.

There is a sumptuous 28-ft open-plan kitchen-reception leading through bi-folding doors onto the tiered garden. There are two additional reception rooms to the ground floor and a downstairs WC/utility area.

At the top of the house is the gorgeous the 24-ft principal bedroom with a beautiful en-suite shower room and dressing room. To the first floor are four double bedrooms and the family bathroom.

Enviably located in the residential section of Lordship Lane close to the junction with Court Lane – there are strong transport links into The City from West Dulwich station (1.1 miles) and Forest Hill station (1 mile) as well as bus and cycle routes through the neighbouring Dulwich Village, Herne Hill and Camberwell. There are an array of parks and green spaces nearby as well as the independent shops, restaurants and bars of Lordship Lane and North Cross Road.

EPC: D | Council Tax Band: F



# Floorplan

## Lordship Lane, SE22

Approximate Gross Internal Area

Ground Floor = 76.6 sq m / 825 sq ft

First Floor = 72.6 sq m / 781 sq ft

Second Floor (Excluding Eaves) = 43.1 sq m / 464 sq ft

Total = 192.3 sq m / 2070 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   D	64   D
39-54	E		
21-38	F		
1-20	G		

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