



Lords Close, SE21  
£620,000

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# In general

- Set back from the main road within this quiet cul-de-sac this light and bright three bedroom house with a delightful 89' rear garden
- Three bedrooms
- Front reception room
- Dining room open-plan to a fitted kitchen
- Family bathroom
- Lovely 89' rear garden
- Off street parking
- Central location close to transport links
- Offered with no onward chain

# In detail

Set back from the main road within this quiet cul-de-sac this light and bright three bedroom house with a delightful 89' rear garden.

The property has accommodation arranged over two floors comprising three bedrooms, family bathroom, front reception room and dining room open-plan to a fitted kitchen.

Externally to the rear there is a delightful 89' garden with large paved patio immediately behind the house which leads into a lovely, secluded lawned area.

There is also off street parking for residents within the development. The property is well located for access to nearby West Dulwich, Dulwich Village and Herne Hill with their excellent schools, popular green spaces (including Belair, Dulwich Park and Brockwell Park), numerous shops, cafes and restaurants.

Nearby West Dulwich station has services to London Victoria and London Blackfriars and Tulse Hill station has services to London Bridge and the Thameslink line to Blackfriars and St Pancras.

The property does require some remedial work but offers excellent potential for an incoming buyer.

Offered with no onward chain.

EPC: C | Council Tax Band: D



# Floorplan

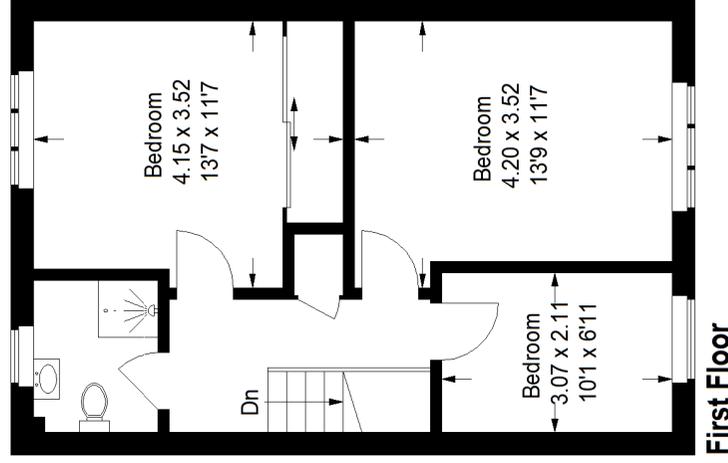
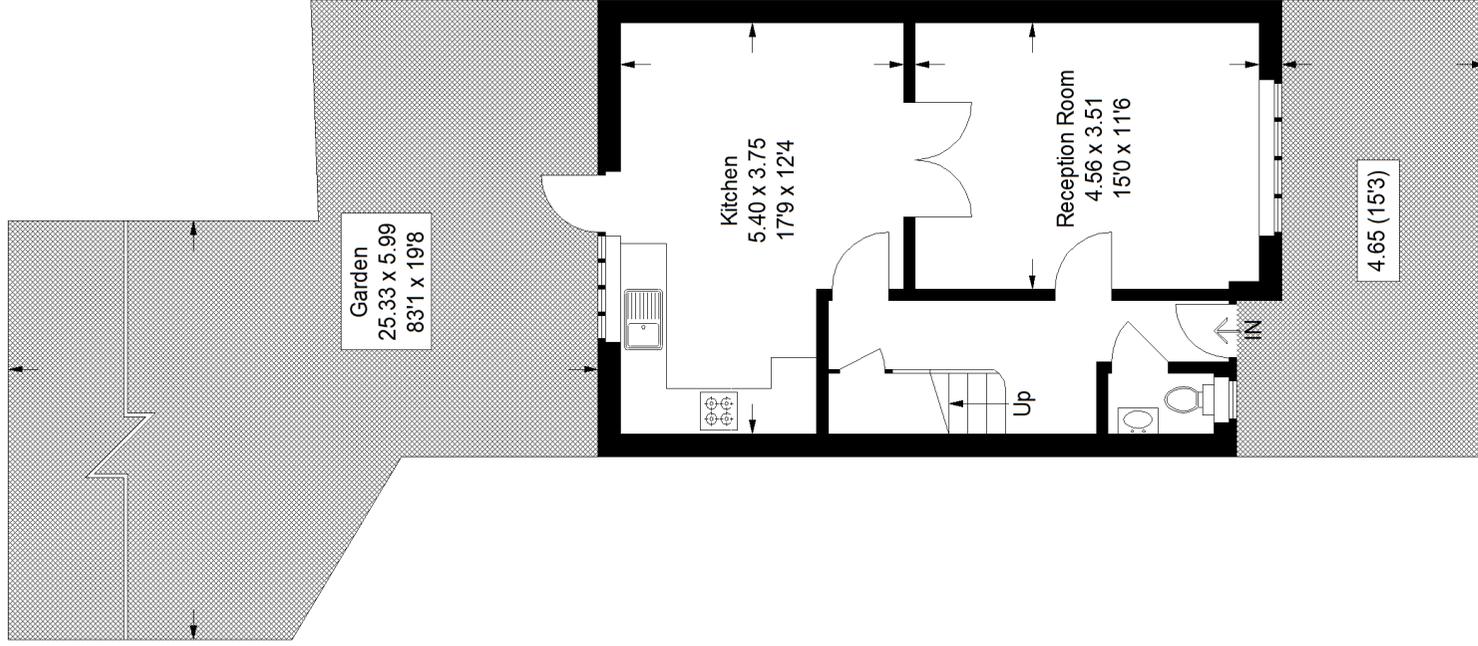
## Lords Close, SE21

Approximate Gross Internal Area

Ground Floor = 44.8 sq m / 482 sq ft

First Floor = 45.6 sq m / 491 sq ft

Total = 90.4 sq m / 973 sq ft



First Floor

## Ground Floor

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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	74   C	88   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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