



PEDDER  
PREMIUM  
PROPERTY

pedder

Court Lane, SE21

Guide Price: £2,250,000 - £2,500,000

020 8702 8111

[pedderproperty.com](http://pedderproperty.com)



PEDDER PREMIUM PROPERTY







# In general

- 186ft Garden that back onto Dulwich Park
- Potential to Extend (stpp)
- Desirable Road
- Close to Dulwich Village
- Off Street Parking
- Garage

# In detail

A house situated on this much sought after residential road in close proximity to Dulwich Village and Lordship lane.

The property is in need of modernisation, and can be extended (stpp) and upgraded to become a fantastic family home with over 185ft south facing garden that backs onto Dulwich Pak.

The accommodation is over 2 floors and comprises master suite with en-suite and dressing room, 2 further bedrooms, through reception room, kitchen diner and is connected to the garage connected internally, cloakroom. To the front there is a drive providing off street parking.

The property is well located just a short walk from Dulwich Village with its excellent schools, cafes, restaurants and popular park (entrance approximately 400 meters). Lordship Lane is also close by with numerous cafes, bars and restaurants. Rail links to central London are from North Dulwich (London Bridge). An internal viewing to see the potential of the house is advised.

EPC: TBC: | Council Tax Band: G



# Floorplan

**Court Lane, SE21**

Approximate Gross Internal Area (Including Garage)

208.9 sq m / 2249 sq ft



**Ground Floor**

**First Floor**

Copyright [www.pedderproperty.com](http://www.pedderproperty.com) © 2024

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.

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.