



Lancaster Avenue, SE27
£475,000

020 8702 8111
pedderproperty.com

pedder



In general

- A lovely two double bedroom split-level apartment
- Particularly spacious - 775 sq ft
- Two double bedrooms
- Large 16' x 15' reception room
- Fitted kitchen/breakfast room
- Shower room
- Well presented throughout
- Popular location
- Offered with no onward chain
- Share of freehold

In detail

A lovely two double bedroom split-level apartment set within an attractive Victorian property and located on this popular residential road on the border of West Dulwich and West Norwood.

The apartment is presented in attractive decorative order and with a gross internal area of 775 sq ft offers spacious accommodation comprising two double bedrooms, large 16' x 15' reception room, fitted kitchen/breakfast room and shower room.

Dulwich Village and Herne Hill are within walking distance with their popular parks, schools, numerous cafes and restaurants. West Norwood High Street is also close by with a variety of shopping facilities.

Rail links to central London are from nearby West Dulwich (London Victoria & Blackfriars) and Tulse Hill (London Bridge & Blackfriars).

Offered with no onward chain. Share of freehold.

EPC: D | Council Tax Band: C | Lease Remaining: 181 years | SC: £0 | GR: £0 | BI: £362.88



Floorplan

Lancaster Avenue SE27

Approximate Gross Internal Area

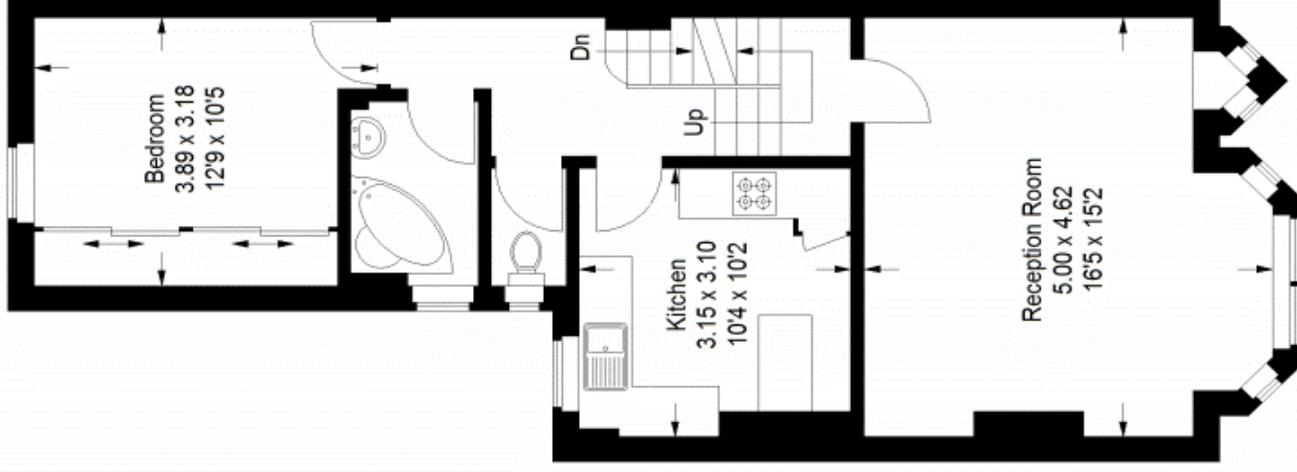
Ground Floor = 2.1 sq m / 23 sq ft

First Floor = 57.4 sq m / 618 sq ft

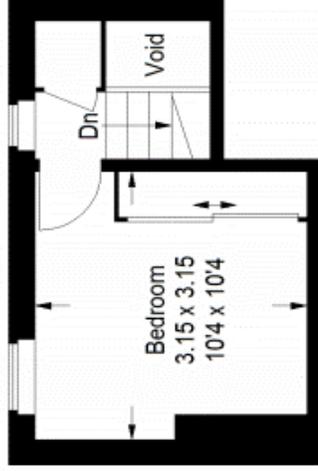
Second Floor = 12.5 sq m / 134 sq ft

(Excluding Void)

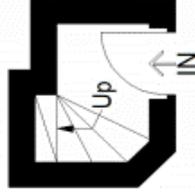
Total = 72.0 sq m / 775 sq ft



First Floor



Second Floor



Ground Floor

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

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.

Copyright www.pedderproperty.com © 2020

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.