



PERRAN ROAD, SW2
£795,000 FREEHOLD

Winkworth



PERRAN ROAD, SW2

A fantastic opportunity to purchase a spacious, four double bedroom, Victorian house which is ideally located on a surprisingly quiet residential street in Tulse Hill, within walking distance of Tulse Hill Station, West Dulwich Station and the lovely Brockwell Park.

Available exclusively through Winkworth, the accommodation briefly comprises of: a welcoming hallway which leads onto a front reception room with a bay window, fireplace and high ceilings. The Second reception room has a window overlooking the side return/garden. The eat-in kitchen is located to the rear and is equipped with the usual appliances. There is also a downstairs WC with a wash hand basin. Access to the garden is granted through the kitchen/dining room onto the 50ft. garden. There is also a benefit of a large basement which has scope for further development STPP. Leading upstairs, there are three double bedrooms (one with fitted wardrobes) and a family bathroom with a separate a WC. On the top floor, there is a fourth double bedroom to the rear and there is potential for further development by adding a loft extension STPP.

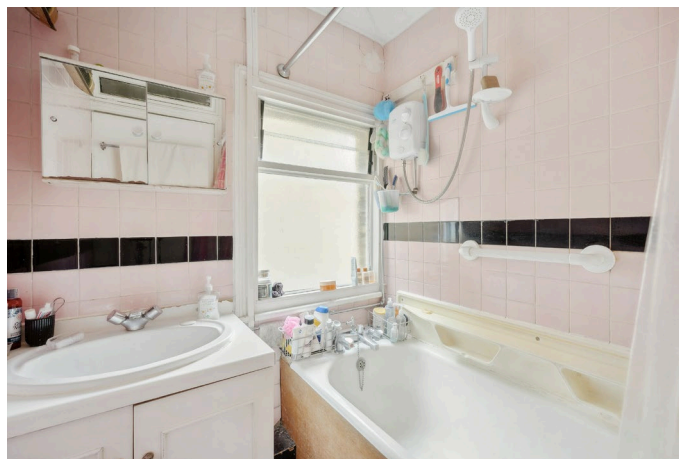
The property is offered chain free and early viewings are recommended!

AT A GLANCE

- Victorian Terrace House
- Two Reception Rooms
- Kitchen/Dining Room
- Downstairs WC
- Large Basement
- Four Double Bedrooms
- Family Bathroom and a Separate WC
- 50ft. Garden
- Freehold
- Lambeth Council Tax Band: E
- Chain Free

DIRECTIONS

Tulse Hill





Perran Road, SW2

Approximate Gross Internal Area = 1428 sq ft / 132.7sq m
 Basement = 398 sq ft / 37.0 sq m
 Total = 1826 sq ft / 169.7 sq m
 External Area = 770 sq ft / 71.5 sq m



Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID969307)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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