



ULVERSCROFT ROAD, EAST DULWICH, LONDON, SE22
OIEO £1,000,000 FREEHOLD

A FANTASTIC THREE DOUBLE BEDROOM VICTORIARN TERRACE HOUSE SITUATED IN A CENTRAL LOCATION

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Freehold | Council Tax Band D – London Borough of Southwark
EPC Rating D

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DESCRIPTION:

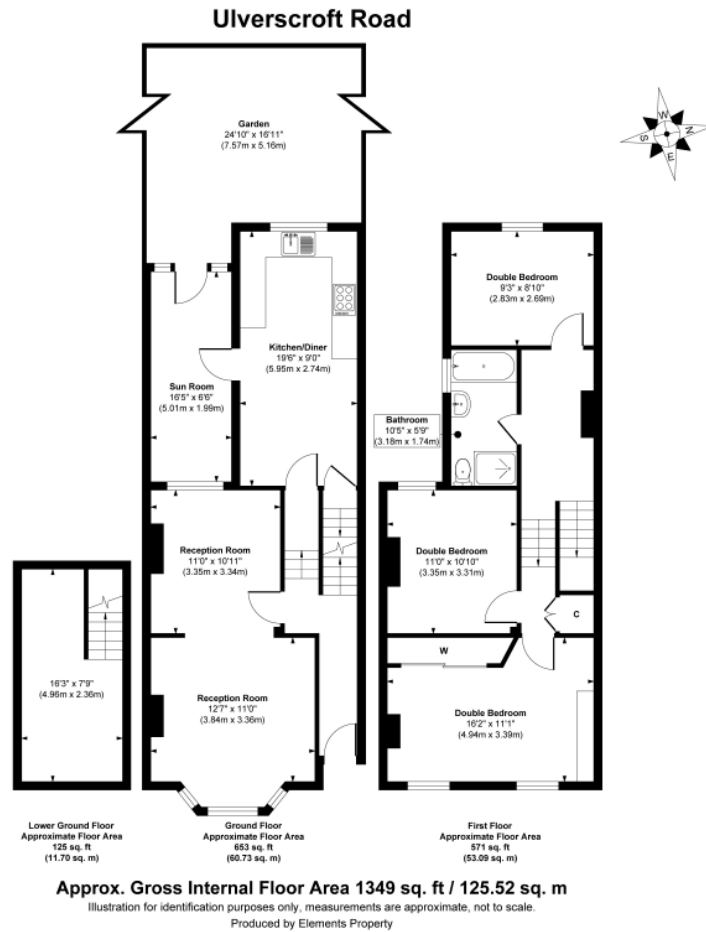
This fantastic three double bedroom family home is situated in a prime location close to Lordship Lane. The property is situated in a quiet prime central East Dulwich location, just off North Cross Road and Lordship Lane. The property offers a large double reception with feature bay window, engineered wood flooring and a lovely working fireplace. The first floor comprises a large double bedroom with built-in wardrobes, modern bathroom and two further doubles. The ground floor is home to a bright and spacious eat-in kitchen-diner with doors leading out to a private West facing garden to rear. The property also boasts one of the only cellars on the road, ideal for storage or further conversion STPP. The property is ideally located to offer easy access to the bars, restaurants, shops and cinema on Lordship Lane as well as transport links directly into Central London and beyond. School catchments are in abundance with local nurseries and primary schools to pick form, the property also falls within catchment for Charter East for secondary. Further extension potential is possible STPP to the loft and side return. This is a fantastic family home in a superb location.

AT A GLANCE

- Three Double Bedrooms
- Victorian Terrace House
- Large Double Reception
- Bright Eat-in Kitchen-Diner
- Conservatory/Lean Too
- West Facing Rear Garden
- Cellar
- Further Extension Into The Loft & Side Return (STPP)
- Excellent Location







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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