



LANCROFT ROAD, EAST DULWICH, SE22  
£585,000 LEASEHOLD

A HIGH SPECIFICATION SPLIT LEVEL  
MAISONETTE SITUATED ON THIS POPULAR  
ROAD IN A PRIME EAST DULWICH LOCATION.

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## DESCRIPTION:

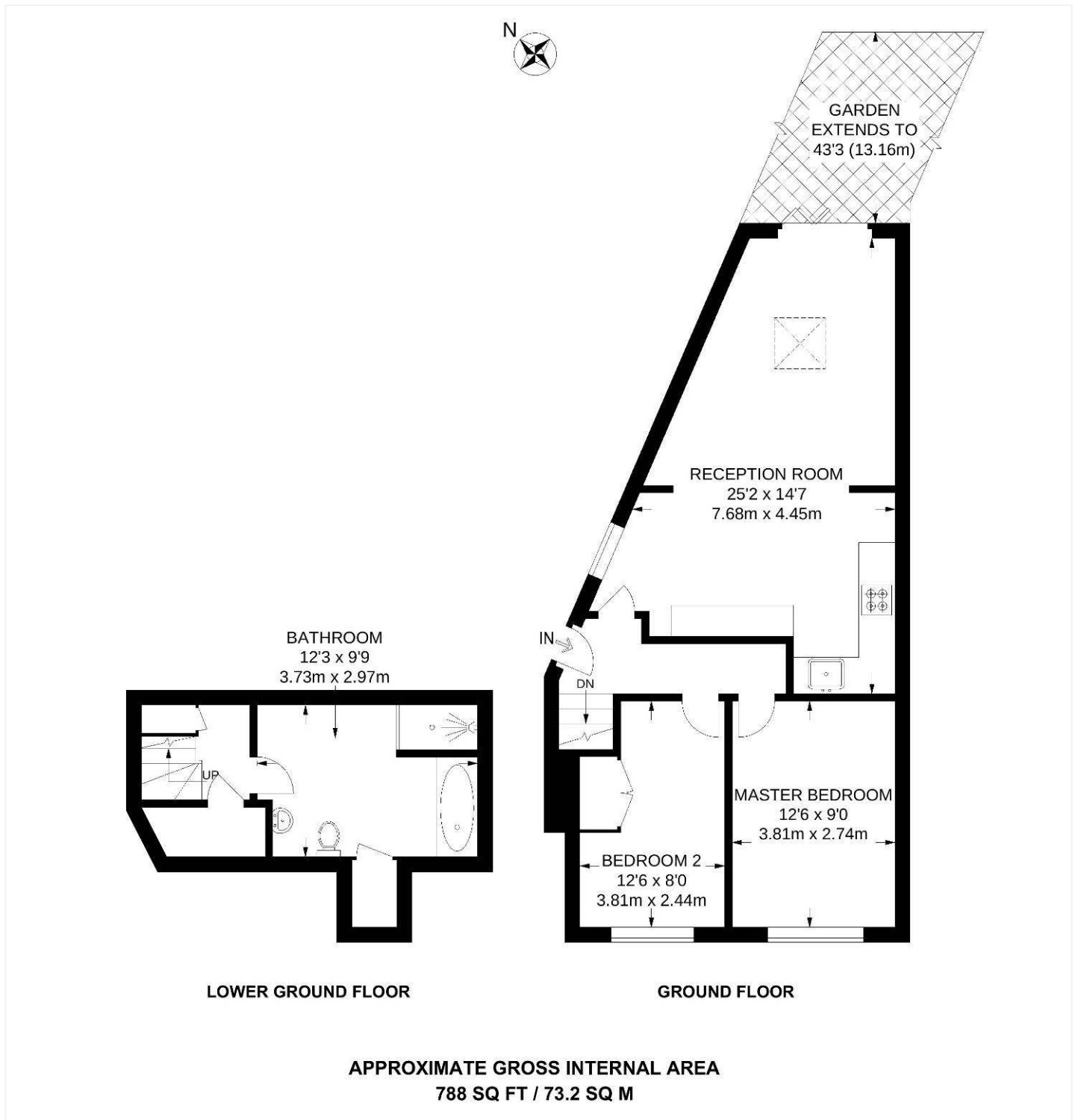
A high specification split level maisonette situated on this popular road in a prime East Dulwich location. Situated a few moments' walk to Lordship Lane's amenities, transport links, bars and restaurants, is this fantastic, large maisonette. The property comprises a lovely open plan kitchen/ reception, complete with wood flooring, high ceilings all finished to a high standard. The layout further boasts two large double bedrooms, a stunning family bathroom and a large garden to rear which is generously flooded with sunlight throughout the day. Transport links are very well located, East Dulwich for direct link to London Bridge and either Forest Hill or Denmark Hill for the East London Line and Overground.

## AT A GLANCE

- Two Bedrooms
- Beautifully Presented Throughout
- Split Level Maisonette
- Large Open-Plan Kitchen/Reception
- Family Bathroom
- Large Garden







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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	63 65
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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