



Lanercost Road | London | SW2

Freehold

£1,250,000

- Five bedrooms
- Two bathrooms
- Large private garden
- Off road parking
- Original features
- Potential to update
- Local amenities
- Herne Hill
- Brockwell Park
- Excellent bus routes



At over 2,000sqft is this charming, four / five double bedroom property has huge scope to create the perfect family home. The large entrance hallway leads to all three reception rooms and the kitchen / diner is to the rear. Upstairs there are currently four double bedrooms split across two floors, a utility room, second kitchen and two bathrooms. Lanercost Road is one of the prettiest tree-lined streets in Tulse Hill. Tulse Hill offers links to London Bridge and Blackfriars via the Thameslink service. Brockwell park is nearby for recreation and West Norwood High Street offers a range of shops, restaurants and local amenities.

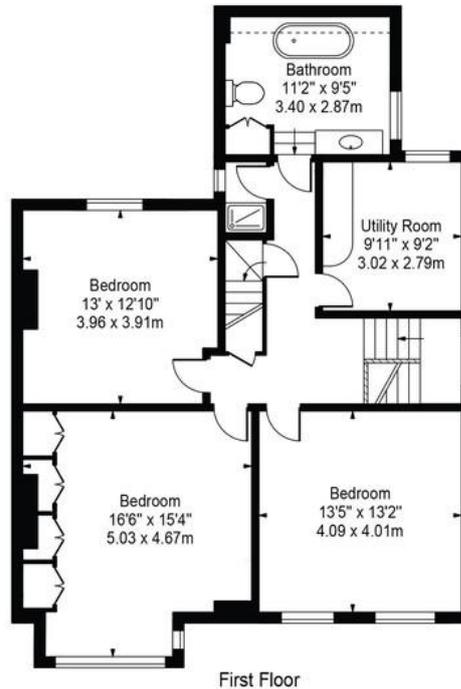
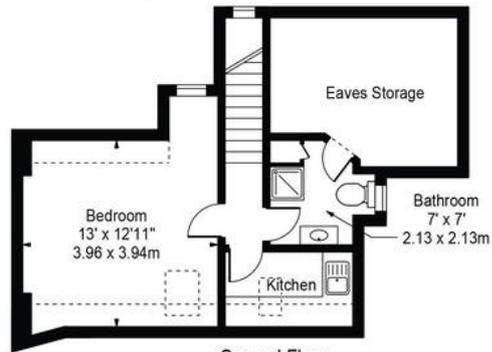
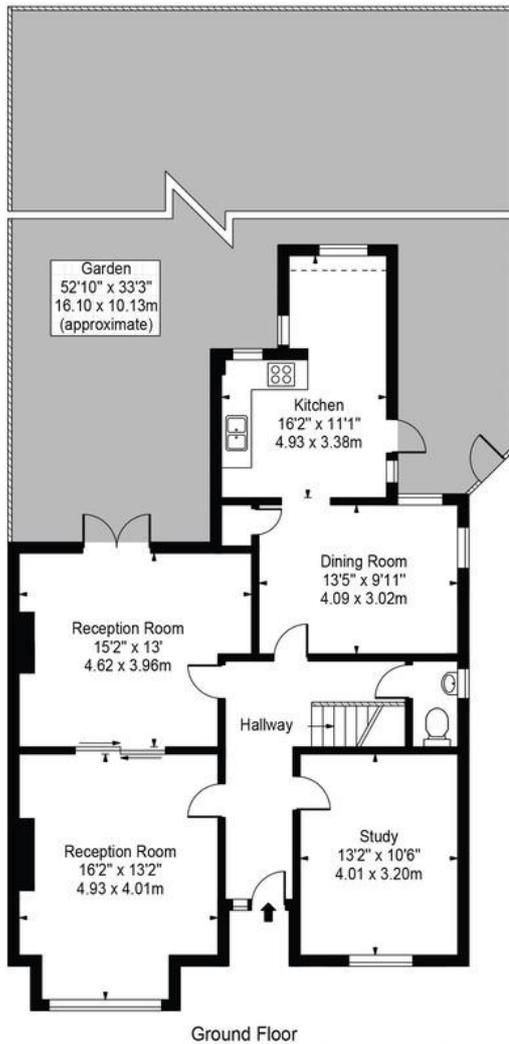


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 	

Lanercost Road, SW2 3DP

Approx. Total Internal Area 2393 Sq Ft - 222.31 Sq M
(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 2209 Sq Ft - 205.22 Sq M
(Excluding Eaves Storage & Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements