Lot 36 48 (Flats A and B) Elmwood Road, Dulwich, London, SE24 9NR



All enquiries Ref: Brian Grante



- **Substantial corner building arranged as two self-contained flats**
- **Requiring updating and potential to revert to substantial family home**
- **Full vacant possession**



Location:

Situated on the corner of Elmwood Road and Elfindale Road, well positioned for the amenities of Herne Hill, Dulwich Village and Brockwell Park. Transport options include local bus routes, North Dulwich or Herne Hill rail options or road links via the A202, A23 and A205 South Circular

Potential:

The property may be suitable for a basement excavation/conversion for additional accommodation – subject to all consents where necessary.

Accommodation:

Unit / Floor	Accommodation	EPC	CTB
Flat B (first & second) approx. 119m² / 1,280 sq ft	Top: Two bedrooms First: One bedroom, reception room, former kitchen (not fitted), shower room, WC, Outside: garden (via rear external stairs)	D	D
Flat A (ground & basement) approx. 80m² / 858sq ft	Ground: Entrance hall, one bedroom, reception room, former kitchen and bathroom (both not fitted) Lower ground: cellar Outside: garden	D	C



Tenure:

Freehold

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

