



EAST DULWICH ROAD, EAST DUWLICH, LONDON, SE22  
**£575,000 LEASEHOLD**

**PRESENTED TO THE MARKET IS THIS PERFECT DEVELOPMENT OPPORTUNITY IN THE HIGHLY SOUGHT AFTER LOCATION OF GOOSE GREEN IN THE HEART OF SE22.**

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Tenure Leasehold New 999yr Lease | Council Tax Band Speak to Agent – London Borough of Southwark | Service Charge TBC | Ground Rent TBC



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## DESCRIPTION:

Presented to the market is this perfect development opportunity in the highly sought after location of Goose Green in the heart of SE22. In need of modernisation is this ground floor vacant unit which previously operated as a dental surgery. It has planning permission for a change of use to residential. With no external alteration it would be a two bed flat, however, the planning permission also allows for a rear extension to create a three bed flat. The property has a cellar, a large private garden at the rear and an added bonus of a private garage with rear access off Worlingham Road.

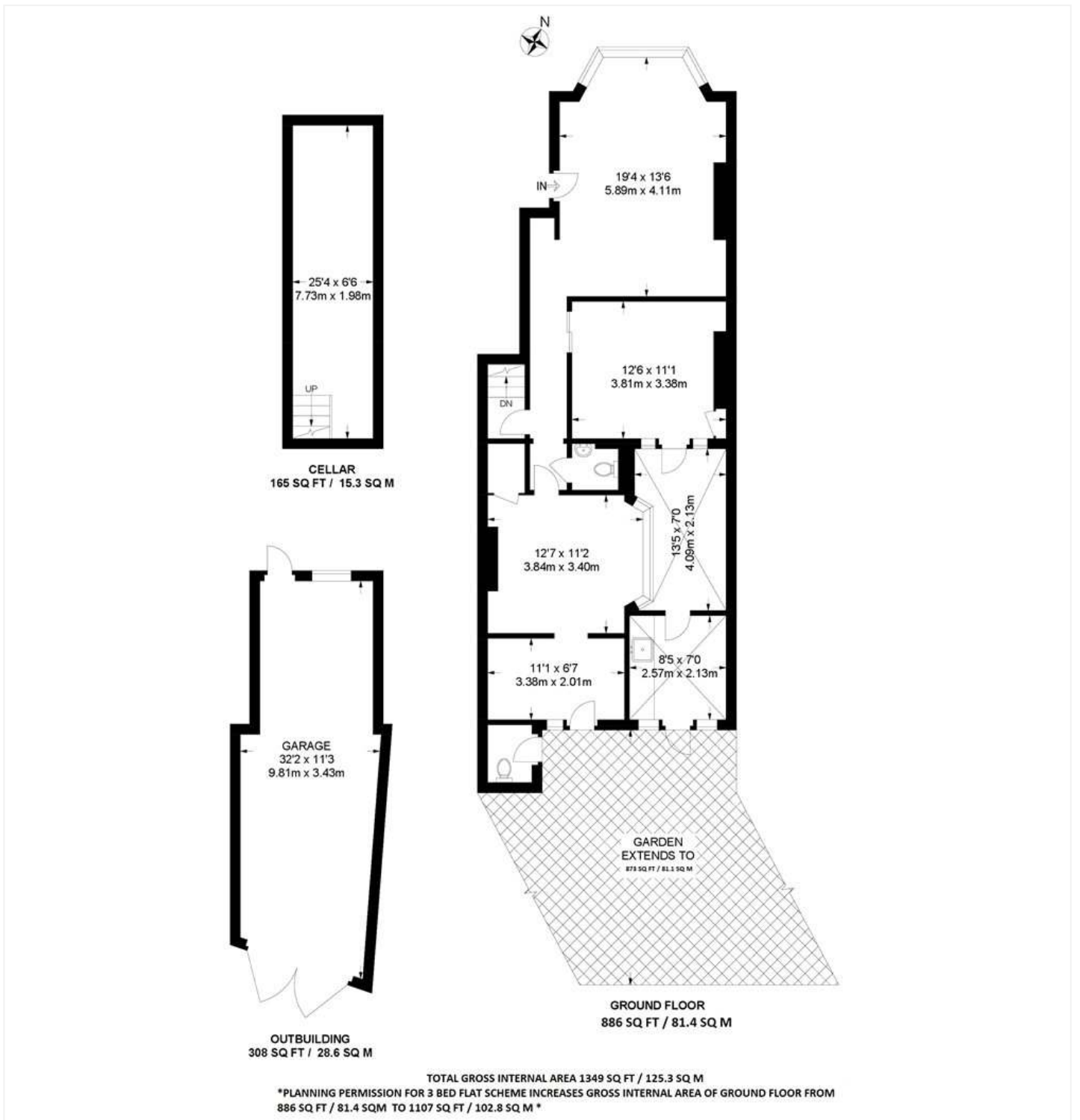
With potential to extend further and reconfigure this offers the chance to add your own stamp on this superb property. With direct links to London bridge via East Dulwich Station and easy access to all local amenities on the ever-popular Lordship lane nearby, early viewings is highly advised.

## AT A GLANCE

- Development Opportunity
- Potential To Extend
- Rear Garden
- Garage & Cellar
- Communal Bicycle storage
- Great Location







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