

FOR SALE

£625,000 Share of Freehold



Davis & Gibbs

Lanercost Road, Tulse Hill. SW2

PROPERTY DESCRIPTION

A bright, beautifully proportioned three-bedroom home on Lanercost Road one of South London's most quietly desirable residential streets offering nearly 1,000 sq ft of living space and an opportunity to extend into the loft.

The numbers alone tell a compelling story: 983 sq ft across a well-configured first floor, three bedrooms, a generous bay-fronted reception room, and potential for a loft conversion. Neighbours have already done it. The uplift in space and value is there for the taking, subject to planning permission.

With its own entrance, step inside and the home immediately impresses. The front-facing reception room with original wooden floorboards is flooded with natural light through elegant bay windows, creating an effortlessly inviting space for both relaxed evenings and lively entertaining. The rear kitchen and separate dining room completes an ideal entertaining space. There are three bedrooms, including a spacious principal bedroom, a comfortable second bedroom, and a third room which could equally function as a nursery, guest bedroom or work -from-home set up. A family bathroom is centrally positioned off the hallway.

The loft space represents untapped potential that could transform this already-impressive home into something truly exceptional - additional bedroom/s, a luxurious master suite, or a sky-lit retreat. This isn't just a home to move into; it's a home to build a future in.

Outside the front door, SW2 delivers in every direction. Brixton's buzzing culture, Tulse Hill's village charm, and Streatham Hill's independent café scene are all within easy reach. Brockwell Park — with its lido, beautiful gardens, and community events — is practically on your doorstep. And for commuters, Tulse Hill Overground to London Bridge and then onwards to Docklands or a quick bus to Brixton tube keeps the City and West End well within reach.

Homes with this combination of space, location, and potential are rare.

FEATURES

- Spacious Three-Bedroom First Floor Property
- Bright Reception Room With Bay Window
- Scope To Extend Into The Loft Space STPP
- Flexible Layout
- Quiet Residential Road
- Excellent Transport Links
- Council Tax - Lambeth Band D
- EPC - E Rating



ROOM DESCRIPTIONS

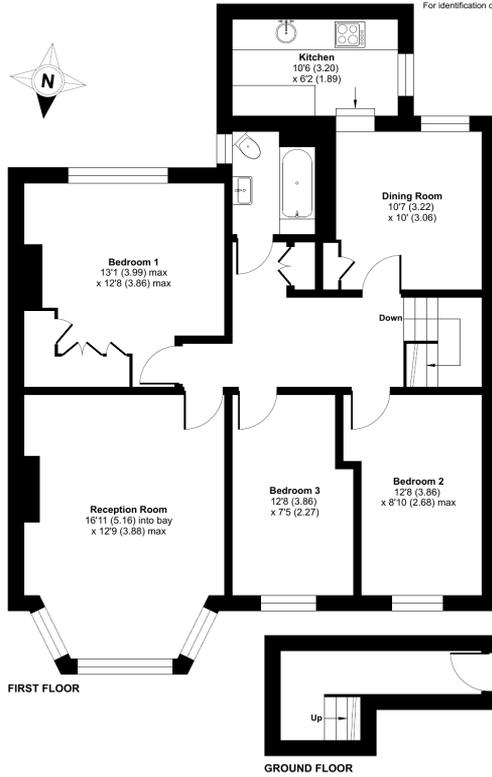


FLOORPLAN & EPC

Lanercost Road, London, SW2

Approximate Area = 983 sq ft / 91.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020. Produced for Davis & Gibbs. REF: 1422377

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	