

## London SE22

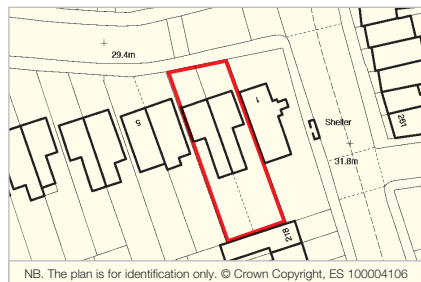
### 2-3 Townley Road, East Dulwich SE22 8SW

- **Freehold Detached Building**
- Internally arranged to provide Thirteen Room Accommodation
- GIA Approximately 415.9 sq m (4,476 sq ft)
- Occupying a Site extending to Approximately 0.062 Hectares (0.153 Acres)
- Most recently used as a Care Home
- Front and Rear Gardens
- Off-Street Parking
- Possible Potential for Reconfiguration/Redevelopment subject to obtaining all necessary consents

## Vacant Possession

Hexagon

BY ORDER OF HEXAGON  
HOUSING ASSOCIATION



### Tenure

Freehold.

### Location

The property is situated on the south side of Townley Road, immediately to the west of its junction with Lordship Lane. Road access is provided by Lordship Lane (A2216) and the South Circular Road (A205) to the south. The property benefits from easy access to the local shops, restaurants and bars along Lordship Lane, while the extensive facilities and amenities of Central London are to the north-west. Dulwich Village is close by. Public transport services are available via local bus routes on Lordship Lane. North Dulwich Rail Station is approximately 0.6 miles to the west, providing direct access to London Bridge with a journey time of approximately 30 minutes. The open spaces of Greendale Playing Fields and Dulwich Park are within easy access. The Dulwich schools are nearby and Dulwich and Sydenham Golf Course is to the south. The property is located within the Dulwich Village Conservation area.

### Description

The property comprises a detached building arranged over ground and two upper floors beneath a pitched roof. There is a lean-to conservatory to the rear. The property benefits from gardens to the front and rear and off-street parking. The property may offer potential for reconfiguration/redevelopment subject to obtaining all necessary consents.

### Accommodation

**Ground Floor** – Reception Room, Kitchen/Diner, Utility Room, Three Rooms, WC, Conservatory

**First Floor** – Seven Rooms, Bathroom, Provision for Kitchen, Utility Room, Shower Room, WC

**Second Floor** – Four Rooms, Two Bathrooms, Storage Room

**GIA Approximately 415.9 sq m (4,476 sq ft)**

**Site Area Approximately 0.062 Hectares (0.153 Acres)**

### Planning

Local Planning Authority: Southwark Council.  
Tel: 020 7525 5403.

NB. Floorplans of the property are available on our website - [www.alltop.co.uk](http://www.alltop.co.uk)

**VACANT – Freehold Building**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



