



Malfort Road, SE5  
£875,000

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# In general

- Victorian family home
- Double reception
- Three double bedrooms
- Plenty of period features
- Scope for extension (STPP)
- Close proximity to transport links
- Sought-after location

# In detail

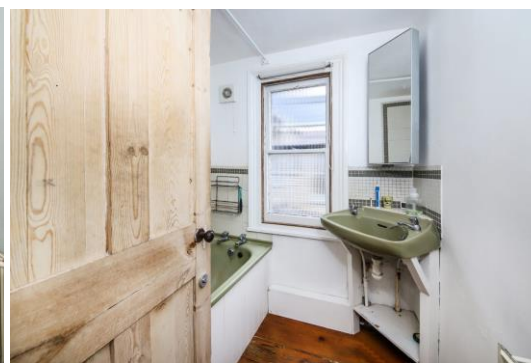
A substantial three bedroom family home, situated on the popular Malfort Road, Camberwell.

Sitting at 1,247 sq ft this property is in need of some work and is primed for any family looking to put their own stamp on this family home. The property is being offered to market chain free and comprises: double reception room with feature fireplace and period features, family kitchen leading onto a secluded private garden, three large and bright double bedrooms and a family bathroom. Further benefits include scope for a loft extension and side return (STPP) and is ideal for any family looking to upsize into the area.

Malfort Road is well located just a short distance from Lordship Lane with its various shops, cafes, bars and restaurants. The popular Bellenden Village is also just a short walk away.

Rail links to central London are from nearby East Dulwich (London Bridge) and Denmark Hill (Victoria, Blackfriars and Clapham Junction).

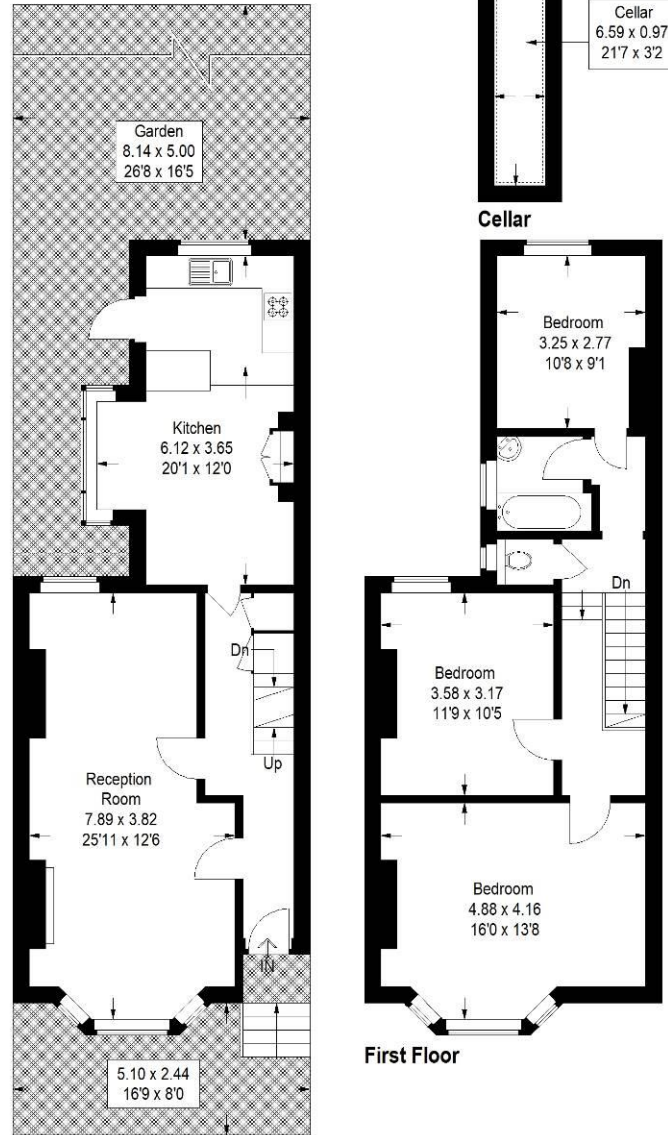
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# Floorplan

## Malfort Road, SE5

Approximate Gross Internal Area  
 Cellar = 6.3 sq m / 68 sq ft  
 Ground Floor = 55.4 sq m / 596 sq ft  
 First Floor = 54.2 sq m / 583 sq ft  
 Total = 115.9 sq m / 1247 sq ft



### Ground Floor

= Reduced headroom below 1.5 m / 5'0"

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.

Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	63	87
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			
Directive 2002/91/EC			