



Warner Road, London, SE5

This freehold house offers buyers the chance to reconfigure the layout into a large four bedroom family home or utilise the current arrangement, which is an accessible ground floor studio apartment and an upper floor maisonette with three bedrooms.

The building is currently being used as two apartments which could easily be changed to maximise the living space for a family with an option to rent the the ground floor studio for rental income. Combined, the property offers over 1100 square feet of living space (100+ square meters) a private garden and off street parking.

The welcoming porch and entrance hall provides access to the kitchen, wash room and studio apartment on the ground level and opens onto a lovely rear garden. The upper floors have been separated and include a generous living space, modern kitchen, full bathroom and three bedrooms.

The property is well-connected from Denmark Hill with the Windrush Line from Clapham Junction to Dalston, the South Eastern Service to London Victoria and the ThamesLink to Blackfriars. Plenty of local shops, restaurants and green space can also be found within an easy cimmute.

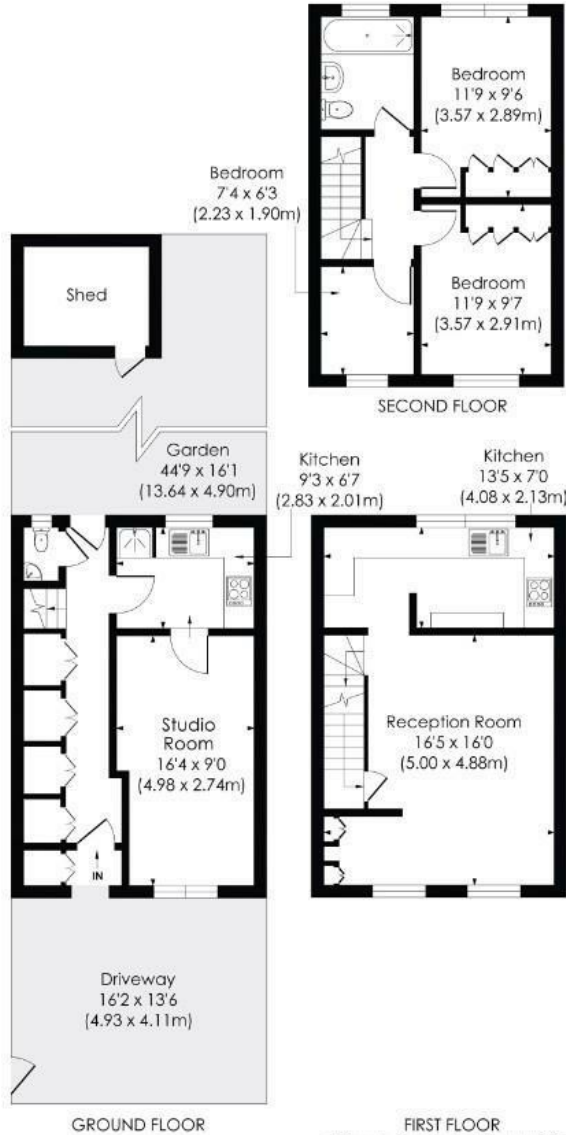
- Freehold house with parking
- Currently arranged as two residences
- Ground floor studio apartment
- Upper floor three bedroom maisonette
- Easily reconfigured to family home
- Private rear garden
- Off street parking

Asking price £750,000

WARNER ROAD, SE5

Approx. Gross Internal Floor Area

1129 Sq. ft/104.86 Sq. m



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			