Lordship Lane, East Dulwich, SE22

- Freehold building
- Ground-floor shop
- 4-bed maisonette
- Basement
- Well above average footfall

- Separate entrances for both units
- Exclusive area
- Ideal for investors, business start-ups or live/work opportunities

Asking Price: £800,000
Tenure: Freehold
Freehold shop with 4-bed flat on buzzing Lordship Lane. Potential to rent as separate units or provide a live/work lifestyle. Superb footfall along a thriving high street, among a mix of high-end independent and well-known businesses.

Fancy shop frontage with footfall to match Borough High Street? This freehold Victorian building stands where shoppers' numbers are the (joint) second largest in Southwark (source: Southwark high streets: project summary and overview of findings by Dr Charles Graham, 2015).

There are separate entrances for the shop and the flat and there’s a useful but as yet unused, 17-foot basement below. The ground-floor shop has a large window and glazed door, wood flooring, pale walls and plenty of electrical points. Down the hall is a lavatory.

The flat has an eat-in kitchen on the ground floor, two bright double bedrooms, a roomy reception and a bathroom on the first floor. Head up to the second floor for the third and fourth double bedrooms, with one being an impressive 18-foot long.

Lordship Lane’s success hasn’t gone unnoticed. M&S have opened a food hall and joined the likes of Oliver Bonas, JoJo Maman Bebe, Sweaty Betty, White Stuff and Superdrug. Many excellent independents have blossomed (Mrs Robinson, Karavan Eco, The Cheese Shop, Pearspring and Roullier White). Gastro pubs and restaurants are plentiful and there’s a crowd-pleasing Saturday market on Northcross Road.

The station is a 10-minute walk for Zone 2 trains into London Bridge, while Denmark hill and Peckham Rye are also nearby and offer Overground links.

People traditionally migrate to SE22 from west and east London, while those already here tend to upgrade homes in the area. This is a well-heeled part of town with large parks and excellent state and private schools, therefore hugely popular with young families.
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