

Truuli



Shakespeare Road, London, SE24

£1,400,000 Freehold

- Sought after location
- Excellent local amenities
- Excellent transport links
- Four well proportioned bedrooms
- Cosmetic updating required
- Spacious accommodation throughout

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VENDORS COMMENTS "Shakespeare Road has been my home for over 20 years, during this time I have seen a number of changes within the local area with it now becoming one of London's trendiest places to live. I raised both of my children in the home and we have created a number of beautiful memories both in the home and within the local area. We have enjoyed places like Brockwell Park, which also houses a Lido offering some fantastic facilities such as a 50m outdoor swimming pool, all the latest gym & fitness equipment, an extensive programme of group exercise classes such as yoga, pilates and HIIT, plus a café!

There is an abundance of both Primary and Secondary schools within the area, including The Charter school in nearby East Dulwich which is one of the top inclusive schools in the country for achievement at both GCSE and A Level. We have plenty of local amenities with a large selection of independently owned shops, cafes and food establishments with my favourite being Bar 127 which is run by a friendly local called Joseph. Brixton Road is also incredibly close by also, with the high street awash with retailers ranging from Marks & Spencer to Brixton's Village Market and our very own department store, Morleys.

We are blessed with excellent transport links: Brixton tube station on the Victoria Line which runs from Walthamstow in NE London, passing through Finsbury Park, Kings Cross, Euston, Oxford Circus and Victoria. Brixton train station on Atlantic Road is a bit of a hidden gem; offering a fast train service into central London, whisking you into Victoria in a mere seven minutes and Herne Hill giving access to Thameslink lines. We also have a selection of day and night buses making it easy to get around at any time of the day or night.

If it wasn't for the fact my children have grown and flown the nest I would be staying put, however the place is just too big for me now. I really hope the family that buys my home enjoys it as much as I have and goes on to create some loving memories, as I have".

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C	74	(69 to 80) C	
(55 to 68) D		(55 to 68) D	66
(39 to 54) E	51	(39 to 54) E	41
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

