

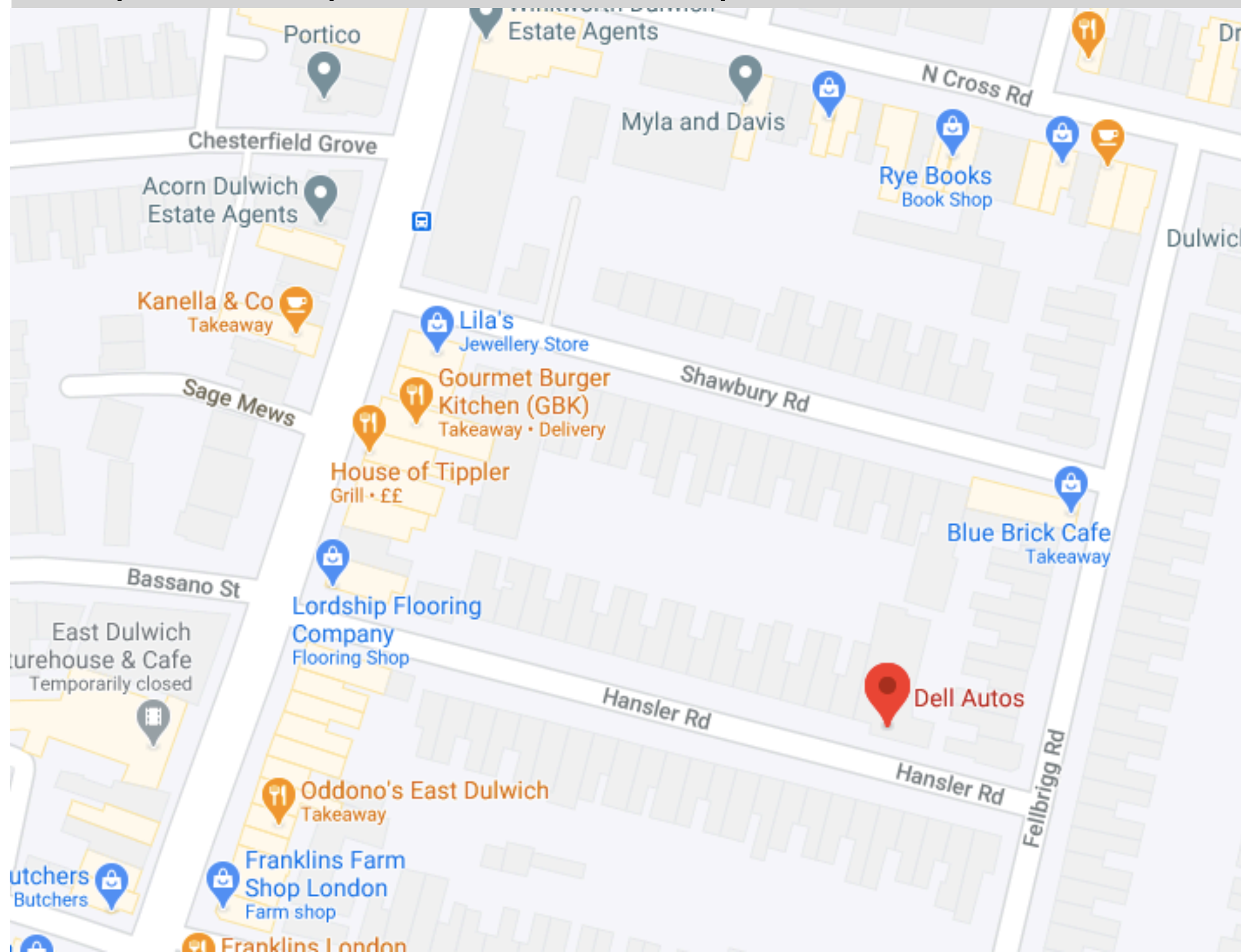


**RESIDENTIAL
DEVELOPMENT
OPPORTUNITY**

**35 Hansler Road
East Dulwich
SE22 9DJ**

DESCRIPTION

A MOT Garage that sits on the rear of Hansler Road situated just 4 minutes from East Dulwich Station. Site occupies a footprint of circa 295 square metres.



PLANNING

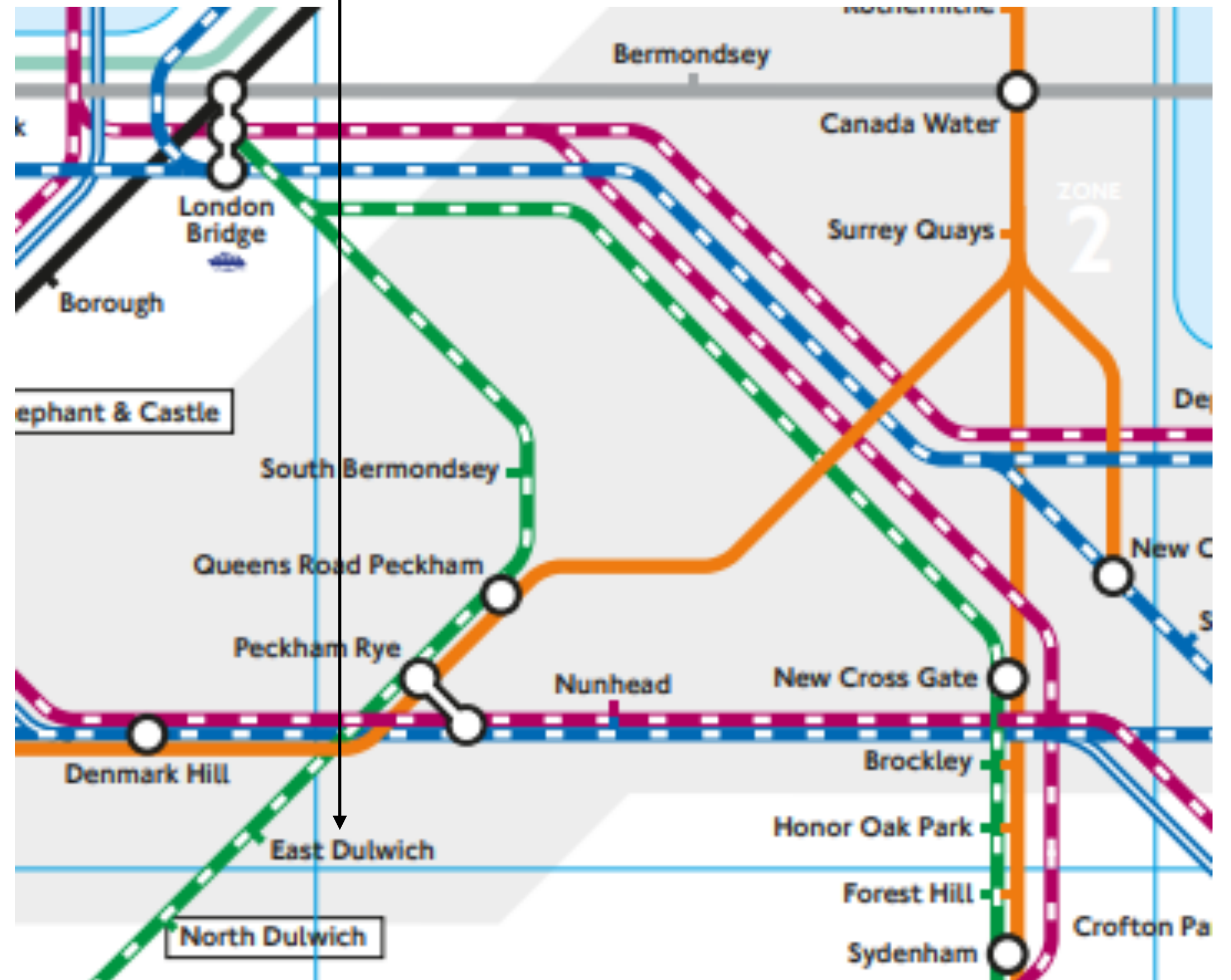
The site has not had any planning application submitted for development purposes in the past.





LOCATION

Located in the sought after area of East Dulwich, close to East Dulwich Station and Dulwich Park.



EAST DULWICH REGENERATION



'For those looking for an area where the grass verges are always mown, Dulwich is nothing short of suburban heaven'. East Dulwich, situated in between 'the Village' and Peckham, also has that independent feel, with the busy bustling Lordship Lane running through its heart. This popular place pulls in young families in their droves, attracted by one of the most interesting and varied shopping streets in south London and frequent rush-hour trains to London Bridge that take just 15 minutes. Once you're here, it's hard not to fall in love with the place. It's a relaxed residential area that centres on Lordship Lane, a lively main street with trendy pubs and eateries serving fancy burgers, sushi, and curries, plus gourmet food and fashion shops. Stalls at the twice-weekly North Cross Road Market are filled with baked goods, jewellery, and antique furniture. Goose Green, a park with a playground and picnic tables, hosts the annual Dulwich Festival Fair.

EAST DULWICH IS THE MIX OF OLD AND NEW

As the name implies, East Dulwich sits in southeast London, pretty much due south of the City of London and The Shard. With a high street full of independent shops, good local pubs, a tree-studded green, and lots of colourful doors, the neighbourhood has a distinctly village feel. While not on the tube, East Dulwich is accessible via trains, buses, and the London Overground. A quick train journey from London Bridge will bring you to East Dulwich station, which is in the heart of the area. There are even better connections via Overground and rail to nearby Peckham Rye station, too. And that's to say nothing of buses, which serve the area from all over central and south London. Once you're here, it's hard not to fall in love with the place.



Perfect for a night out with friends

Lordship Lane has a great selection of bars to go to, with East Dulwich Tavern being the popular spot to drink some local beer and mingle with friends. For a night of unique cocktails, head down to House of Tippler to try their 'Crafty Frenchman' or 'Lordship mule.'



Lordship Lane

First, Lordship Lane is full of surprises. This is the area's high street, and it's a great place to discover.

Street Art

East Dulwich is one of the host neighbourhoods of the Dulwich Outdoor Gallery, a collection of murals painted by celebrated street artists who base their works on Baroque paintings in the nearby Dulwich Picture Gallery, England's oldest public art gallery.



North Cross Road Market

This market offers a unique collections of goods, including organic sausages, popcorn, freshly ground coffee, baked cakes, handmade jewellery and vintage clothing. The revitalised Northcross Road market has enjoyed vast popularity with local residents and visitors.

Dulwich Village

From independent bookshops and cafes to historic pubs and chic boutiques, there are some good places to explore here. It's where the area's shops and restaurants lie, and it's also dotted with elegant houses.



Dulwich Picture Gallery

Dulwich Picture Gallery is known for having one of the UK's finest collections of Old Masters paintings and British portraits from the Tudor period to the 19th century.



Dulwich Park

This leafy area is one of my favourite green spaces in South London. With a boating pond, a cafe, and lots of adorable dogs, Dulwich Park is perfect for a wander.





Terms and Price:

Conditional and
Unconditional offers excess
of £1,500,000.

VAT:

We understand the property
is NOT elected for VAT.

Viewings:

Strictly via Samson Estate
Agents.

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