

Lordship Lane, East Dulwich, SE22

3 | 1 | 2

£800,000 *Leasehold (offers in excess of)*

This large, wonderful and beautifully finished three bed ground floor garden flat is situated in a fantastic location between Dulwich Village and East Dulwich.

KEY FEATURES

- Spacious three-bedroom ground-floor garden flat
- Fantastic location between Dulwich Village and East Dulwich
- Large open-plan reception room
- Fully fitted kitchen with modern appliances
- Bi-folding doors leading to a private landscaped rear garden
- Extensively refurbished and redecorated throughout
- Beautiful wood flooring
- High ceilings and an abundance of natural light
- Short walk to Lordship Lane, Dulwich Park, Goose Green and Peckham Rye Park
- Bus stops directly outside the property in both directions
- Excellent transport links via East Dulwich and Denmark Hill stations





Dulwich

020 8299 2722 | dulwich@winkworth.co.uk



The property comprises a large fully fitted kitchen with modern appliances, wood flooring, tonnes of natural light and lovely high, bright ceilings. The kitchen leads onto a large open plan reception room with bi-folding doors leading out onto a private landscaped garden to rear.

Combining generous living space with a fresh, modern finish, this beautifully refurbished property offers an excellent opportunity for buyers seeking a spacious and stylish home. With extensive improvements completed throughout, including a brand-new bathroom and full redecoration, the property is ready to welcome its next occupier.

Furthermore the property offers two large double bedrooms and a third bedroom/office. The property is situated just a short walk away from the popular Lordship Lane, the parks at Dulwich Park, Goose Green and Peckham Rye park.

The property benefits from a bus stop in both directions directly outside, easy access to London bridge (13 mins) via East Dulwich station, access to London Victoria (11 min) and the overground via Denmark Hill station and also access to Forest Hill for the overground to East London. This is a superb flat in a prime location.





MATERIAL INFORMATION

Tenure: Leasehold

Ground rent: £400 PA

Service Charge: £600 PA

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and variable in-home)
O2 (Good outdoor and in-home)
Vodaphone (Good outdoor and in-home)

(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Available broadband:

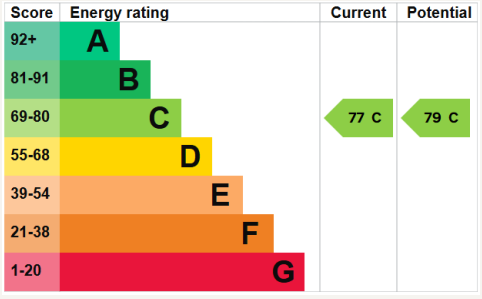
Ultrafast Broadband: FTTP
Superfast Broadband: FTTC
Standard Broadband: ADSL
Networks in your area: Openreach
(Information supplied by Ofcom)

Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding **(Information supplied by gov.uk and purchasers are advised to seek their own legal advice)**

Tenure: Leasehold

Local Council: Southwark / Tax Band: D
EPC Rating: C

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.



For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/DUL250061

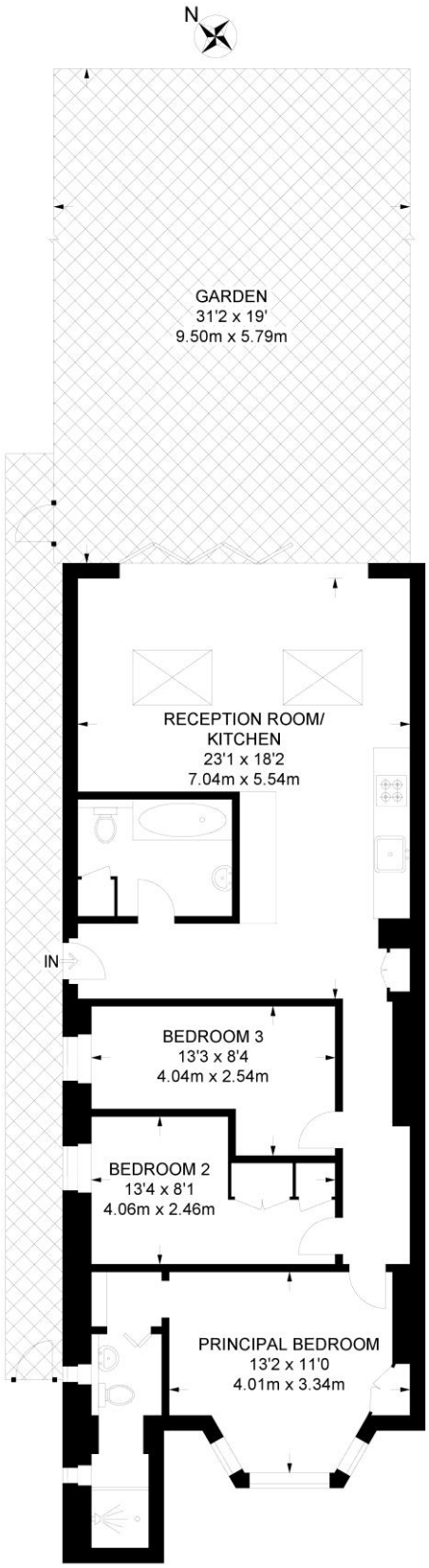
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.











GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
844 SQ FT / 78.4 SQ M

Dulwich

020 8299 2722 | dulwich@winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.