



Fellbrigg Road, East Dulwich, London, SE22

£950,000 *Leasehold*



KEY FEATURES

The property features a bright and versatile open-plan kitchen and dining area, creating an excellent space for both everyday living and entertaining. From the open-plan living space, there is direct access to the private rear garden, providing a valuable extension of the living accommodation and a peaceful outdoor space to enjoy. A separate small courtyard area further enhances the property's outdoor space.

- Two-bedroom apartment
- Over 700 sq.ft of living accommodation
- Private rear garden
- One bathroom
- Excellent transport connections
- East Dulwich Station directly opposite / Denmark Hill Overground Station nearby
- Close to the shops, cafés and restaurants of Lordship Lane
- Walking distance to Sainsbury's and M&S
- Close to Peckham Rye Park and other green open spaces
- Ideal for commuters and London living



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There are two well-sized bedrooms and a modern bathroom, with the apartment presented throughout in excellent condition and ready for its new owner to move straight in.

The location is particularly well suited to commuters, with East Dulwich Station a stones throw away, providing convenient rail connections into central London. Denmark Hill Overground Station is also within easy reach, offering further links across London and beyond.

For day-to-day convenience, the popular shops, cafés, restaurants and amenities of Lordship Lane are close by, while a large Sainsbury's and local M&S are also within walking distance. Those looking to enjoy some outdoor space are well served by nearby Peckham Rye Park, offering extensive green open spaces just a short distance from the property.

Combining generous internal accommodation, private outdoor space and an exceptionally convenient location for transport and local amenities, this is an attractive apartment in a sought-after South East London location.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 991 Years and 2 Months
Service Charge: £0
Ground Rent: £0
Council Tax Band: B
EPC rating: C

Mobile phone coverage:

EE (Good outdoor and in-home)
Three (Good outdoor and in-home)
O2 (Good outdoor and in-home)
Vodafone (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.)

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

Available Broadband;

Fibre to the Cabinet Broadband
Full Fibre Broadband

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.



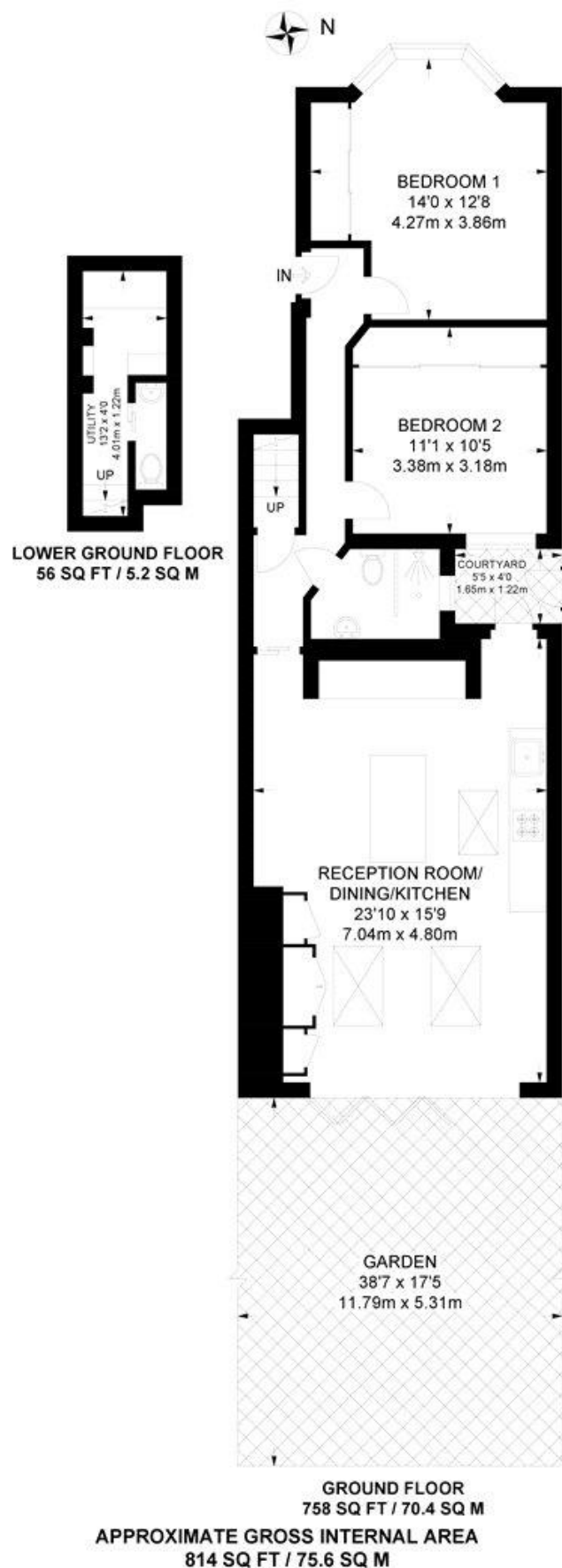
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



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