

Mount Adon Park, East Dulwich, London, SE22

2 1 1

£850,000 *Leasehold*

Offering an impressive 1,128 sq. ft. of well-proportioned living accommodation, this spacious property presents an excellent opportunity for couples and young or growing families seeking generous interiors, outdoor space and a superb East Dulwich location.

KEY FEATURES

- Large private garden
- Balcony to the rear
- Side access
- Substantial two-bedroom detached Property
- Quietly located on a premier East Dulwich residential road
- Moments from local boutique amenities, parks, and highly rated schools





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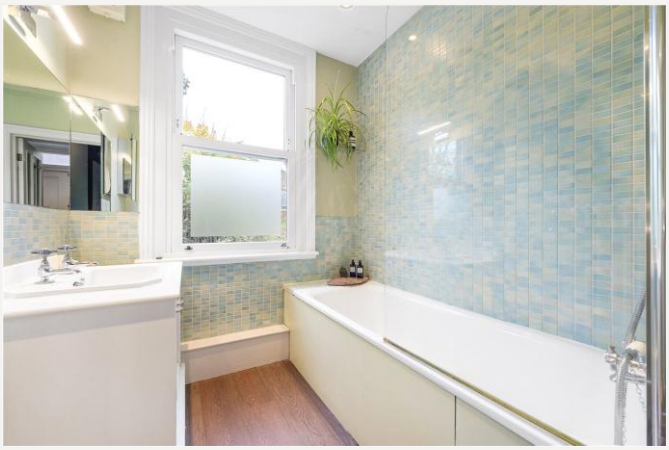
The property features a striking Victorian double fronted detached facade. This property is perfect for a couple or single person looking for their first home in SE22. It allows people to settle into life in SE22 but also has the space to allow a family to grow, with the room to adapt to different styles of living. Sat within good school catchments this is truly a property people can grow into over years of ownership.

The property opens into a welcoming entrance hallway that sets the tone for the rest of the home. It flows into expansive living spaces designed for both relaxed family living and seamless entertaining. The property effortlessly accommodates bright, multi-aspect reception spaces and a spacious kitchen area, providing a fantastic foundation for lifestyle demands.

There are two generously sized bedrooms, each flooded with natural light and High ceilings offering versatile configurations for growing families or those requiring a peaceful home office or even just a spare room for guests. The bedrooms are serviced by a well-appointed family bathroom, adjacent to this is a utility space to make life that bit more organised.

The property also features a large private south facing garden that is conveniently lower than the road and fenced in by mature plants to provide maximum privacy as well as a small balcony on the back of the property to enjoy a coffee in the morning in the sun.

Commuters are also well catered for, with East Dulwich railway station just a short walk away, providing convenient connections into central London. Denmark Hill station is also accessible, offering Overground services and further links across the capital and beyond. A selection of local schools in the surrounding area further enhances the property's appeal for families.





MATERIAL INFORMATION

Tenure: Leasehold

Term: 114 year and 2 months

Service Charge: £250 per annum (maintenance charge for the building)

Ground Rent: £80 Annually (subject to increase)

Council Tax Band: D

EPC rating: TBC

Mobile phone coverage:

EE (Good outdoor and in-home)

Three (Good outdoor and in-home)

O2 (Good outdoor and variable in-home)

Vodafone (Good outdoor and variable in-home)

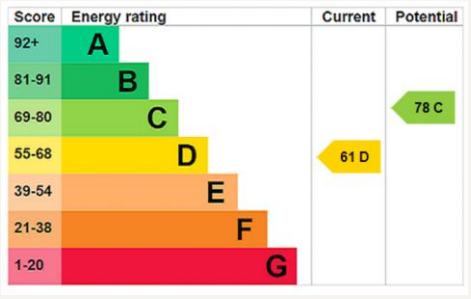
(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

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:

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.



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

https://www.winkworth.co.uk/sale/property/DUL190234

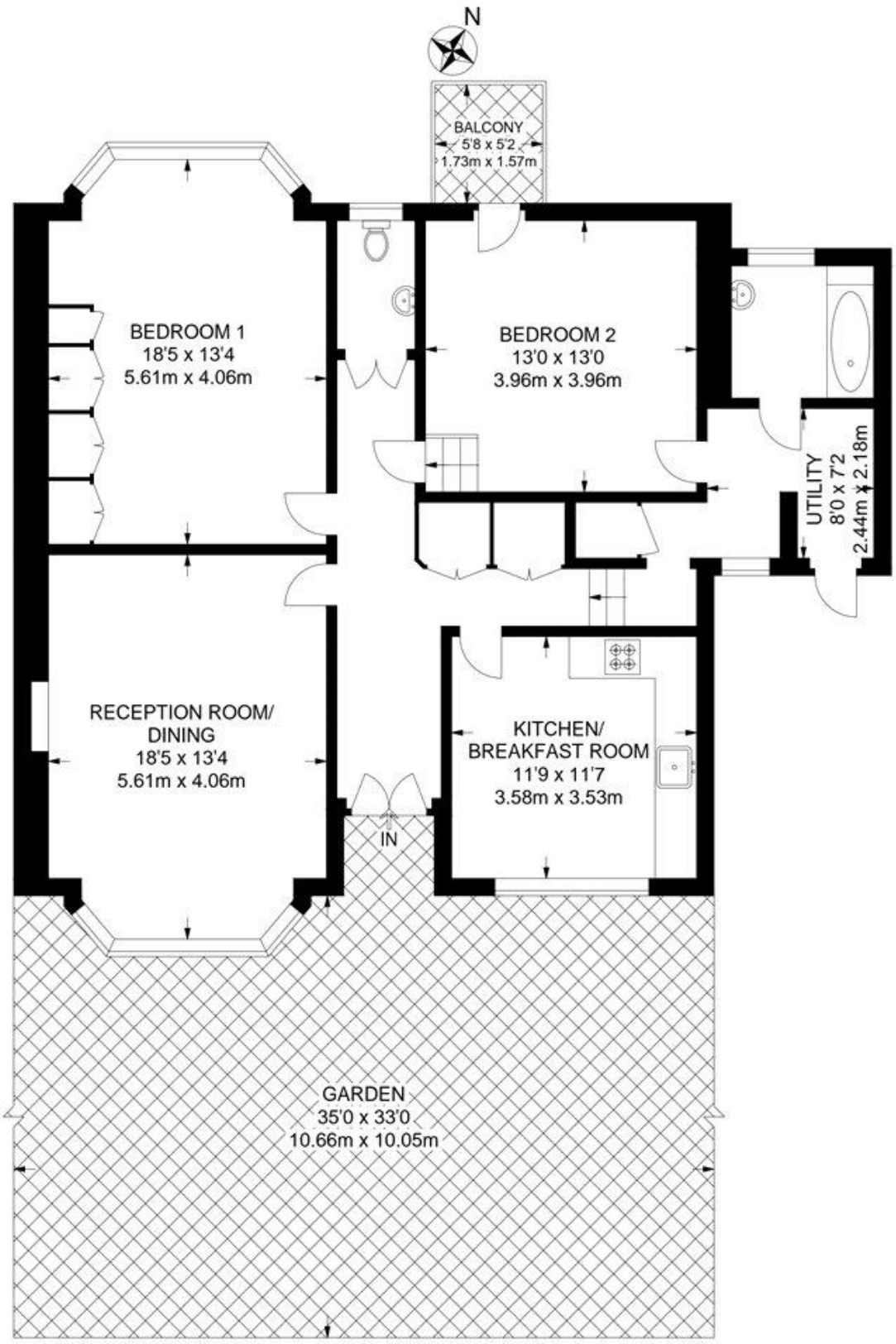
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.











GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
1128 SQ FT / 104.8 SQ M

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