



Claude Monet Court, East Dulwich, London, SE22

£450,000 *Leasehold*

Offering over 750 sq. ft. of well-presented living accommodation, this bright and spacious two-bedroom apartment is ideally situated in the heart of East Dulwich.

KEY FEATURES

- Over 750 sq. ft. of accommodation
- Open-plan kitchen and living area
- Sought-after East Dulwich location
- Close to the amenities of Lordship Lane
- Peckham Rye Park and Dulwich Park within easy reach
- Excellent transport links via East Dulwich railway station and Honor Oak Park Overground



Dulwich

020 8299 2722 | dulwich@winkworth.co.uk



The property benefits from an abundance of natural light throughout and features a well-proportioned open-plan kitchen and living area, creating an excellent space for both entertaining and everyday living. There are two generous double bedrooms and a modern bathroom, complemented by a practical and contemporary layout.

The location is particularly appealing, with the vibrant amenities, cafés, restaurants and independent shops of Lordship Lane close by. For those seeking green open spaces, Peckham Rye Park is within easy reach, while the extensive grounds of Dulwich Park are also within walking distance.

Excellent transport links are available nearby, including East Dulwich railway station and Honor Oak Park Overground station, providing convenient connections into the City and beyond.

A fantastic opportunity to acquire a bright, spacious and well-located two-bedroom apartment in the sought-after area of East Dulwich.



MATERIAL INFORMATION

Tenure: Leasehold

Term: TBC

Service Charge and Ground Rent: Ground rent, service charge Insurance, Lift, Communal Areas and Sinking fund included. Are all inclusive at £158 per month / £1,896.00 PA

Council Tax Band: C

EPC rating: C

Mobile phone coverage:

EE (Good outdoor and variable in-home)

Three (Good outdoor and variable in-home)

O2 (Good outdoor)

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)

Full Fibre Broadband

Fibre to the Cabinet 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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

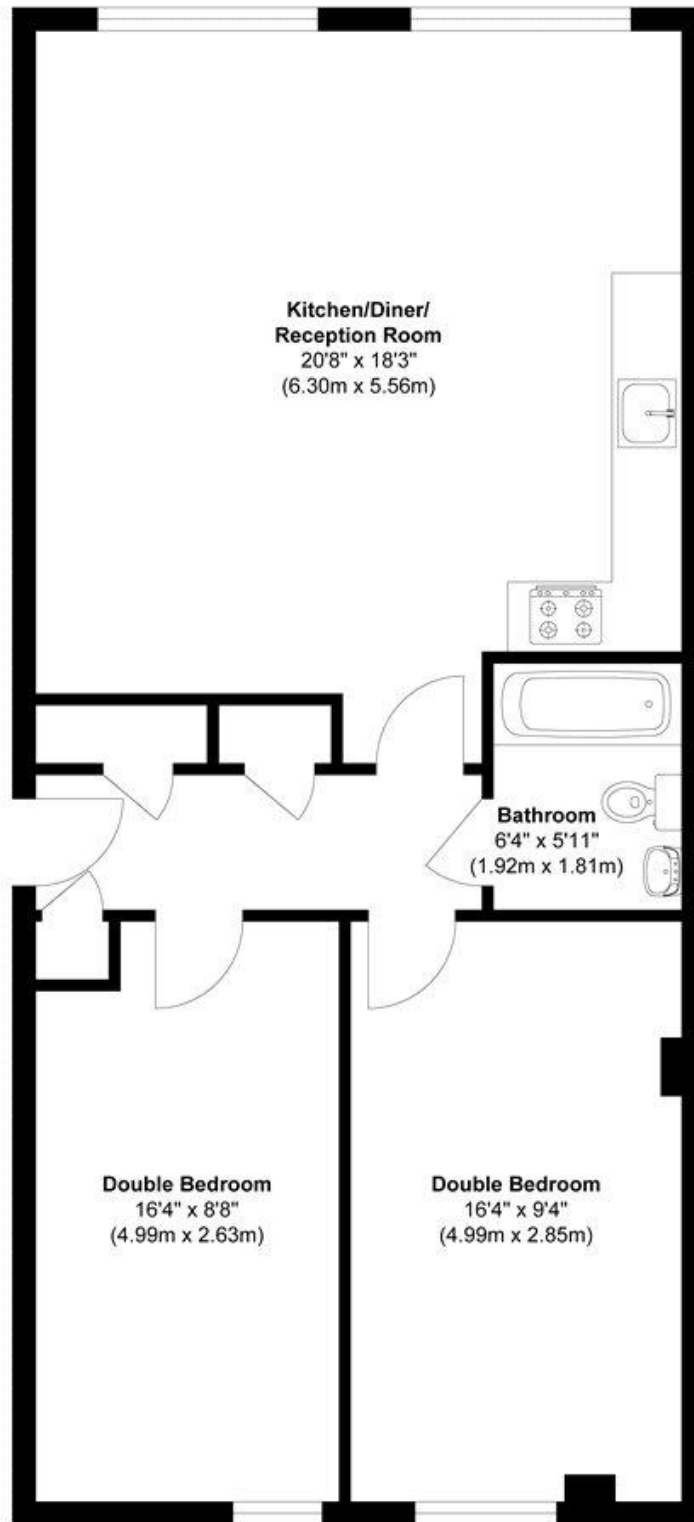
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DUL260086>

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.

Underhill Road



Ground Floor

Approx. Gross Internal Floor Area 757 sq.ft / 70.33 sq. m

Illustration for identification purposes only, measurements approximate, not to scale

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