

East Dulwich Road, SE22

3 1 1

£625,000 *Share of Freehold*

Set within an attractive and handsome Georgian building, this substantial apartment represents a fantastic opportunity for buyers seeking a characterful period home with scope to enhance, personalise and add value.

KEY FEATURES

- Approximately 892 sq. ft. of internal living space.
- Three Genuine Double Bedrooms
- Attractive Georgian Conversion
- Excellent Modernisation Potential
- Beautifully Proportioned Reception Room
- Communal Rear Garden





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Combining impressive proportions, traditional architectural features and a highly desirable location, the property offers the perfect foundation for creating a stylish contemporary home whilst retaining the charm and elegance associated with Georgian architecture.

Requiring modernisation and refurbishment, the apartment offers an increasingly rare opportunity to acquire a substantial period property and transform it into a bespoke London residence. With three genuine double bedrooms and well-proportioned reception accommodation, the existing layout provides an excellent starting point, with plenty of scope to reconsider the interiors, introduce contemporary finishes and create a home perfectly suited to modern living. Whether undertaking a sympathetic refurbishment that celebrates the building's original character or opting for a more contemporary design, the potential here is clear.
The property also benefits from its own allocated parking space.



Directly opposite the property are the expansive open spaces of Peckham Rye Park and Common, providing a wonderful natural backdrop and an exceptional amenity for outdoor enthusiasts. Whether enjoying a morning run, weekend stroll, cycling, exercising the dog or simply relaxing amongst the greenery, these much-loved open spaces are quite literally on your doorstep.



A short stroll brings you to the ever-popular Lordship Lane, renowned for its vibrant village atmosphere, independent boutiques, artisan bakeries, specialist food shops, organic grocers and an excellent choice of restaurants, cafés and traditional pubs. Nearby North Cross Road is equally appealing, particularly for its popular market, independent traders and relaxed neighbourhood feel.

The increasingly fashionable Bellenden Road and wider Peckham Rye area offer another dimension to the location, with an eclectic mix of independent cafés, restaurants, creative spaces, bars and cultural attractions. Together, these neighbourhoods provide an excellent balance of village charm and the energy of inner-city London.

For commuters, the surrounding area offers access to local bus services and nearby railway stations such as East Dulwich Station, providing connections into Central London and beyond. The location is also particularly appealing for those who enjoy having an abundance of amenities, green spaces and independent establishments within walking distance.

MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 998 Years and 10 Months
Service Charge: £1,176.09 PA
Ground Rent: £0
Council Tax Band: C
EPC rating: C

Mobile phone coverage:
EE (Good outdoor and variable 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)**

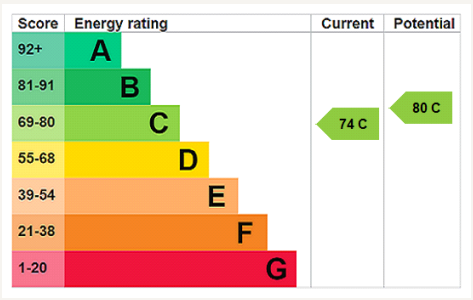
Available Broadband:
Full Fibre Broadband

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.







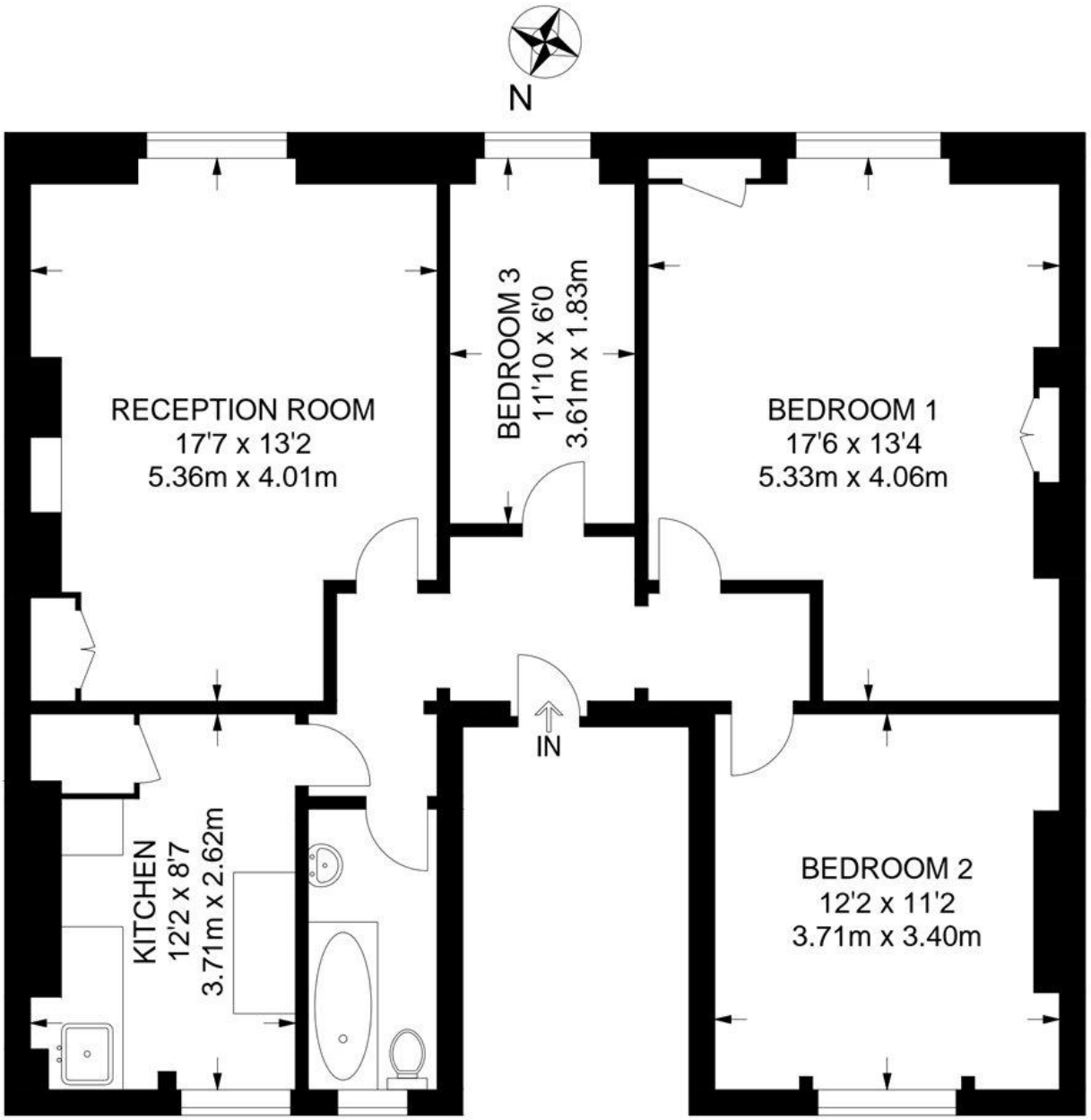


For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/DUL160161



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.



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
892 SQ FT / 82.9 SQ M

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