



East Dulwich Estate, East Dulwich, London, SE22

£300,000 *Leasehold*

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The property comprises a spacious double bedroom, a separate reception room providing a comfortable space for relaxing and entertaining, a separate kitchen and a bathroom. The practical layout offers clearly defined living and sleeping areas, creating a functional home with plenty of potential to personalise to individual tastes and requirements.

KEY FEATURES

- 517 sq. ft. of well-proportioned accommodation
- One double bedroom with separate reception room
- Separate kitchen and bathroom
- Convenient access to East Dulwich and Denmark Hill stations
- Close to Ruskin Park, Peckham Rye Park and the amenities of Lordship Lane



Dulwich

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The property benefits from an excellent location, with an abundance of green space nearby. Both Ruskin Park and Peckham Rye Park are within easy reach, offering attractive outdoor spaces for walking, exercise and leisure. These popular parks provide a welcome escape from the bustle of city life while remaining conveniently close to the surrounding neighbourhoods.

Transport connections are another key feature of the location, with East Dulwich railway station and Denmark Hill station both a short walk away. These stations provide convenient connections into central London and beyond, making the property well suited to commuters and those looking to enjoy all that the capital has to offer.

The vibrant amenities of Lordship Lane are also close by, offering a diverse selection of independent cafés, restaurants, traditional pubs and local shops. Whether enjoying a coffee, dining out or taking advantage of the area's everyday conveniences, residents can benefit from the lively atmosphere and community feel that make East Dulwich such a sought-after place to live.

Combining a practical one-bedroom layout, 517 sq. ft. of accommodation and convenient access to green spaces, local amenities and transport links, this property represents an excellent opportunity to secure a home in a well-connected and desirable South East London location.



MATERIAL INFORMATION

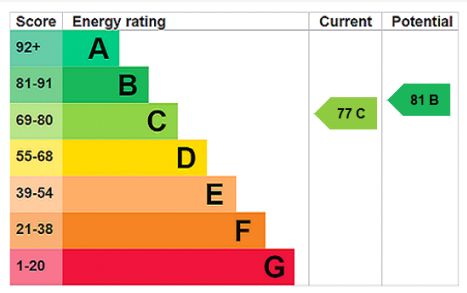
Tenure: Leasehold
Service Charge: £1,631.47 (estimated) from Southwark Council
2026-2027
Ground Rent: Included in the Service Charge
Council Tax Band: D
EPC rating: C

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.



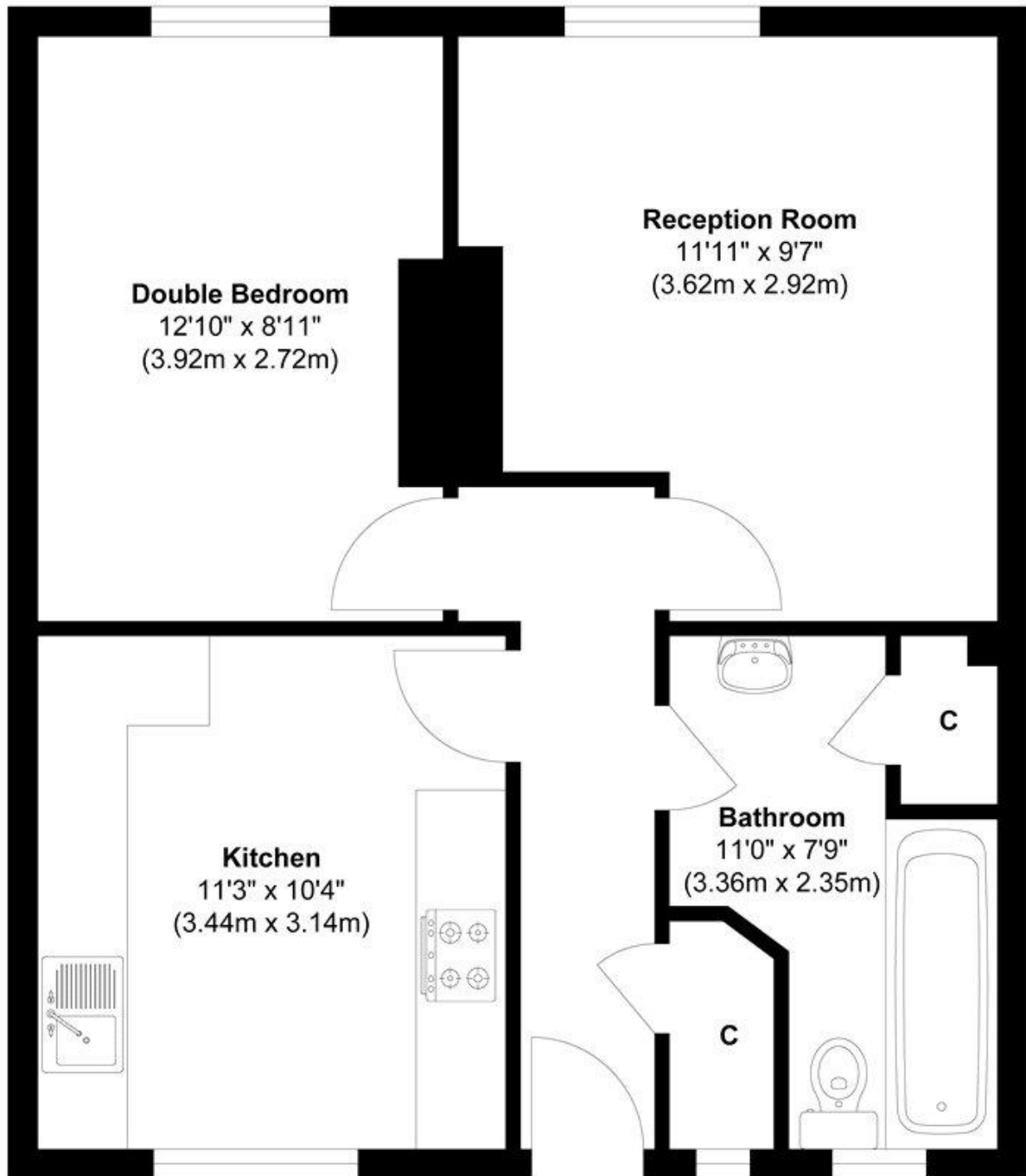
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DUL260331>

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.

Albrighton Road



Third Floor

Approx. Gross Internal Floor Area 517 sq.ft / 48.04 sq. m

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

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