

East Dulwich Estate, East Dulwich, London, SE22

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£375,000 *offers in excess of - Leasehold*

The property comprises two generous double bedrooms, a separate reception room, a separate fitted kitchen and a family bathroom, complemented by additional storage space throughout. Large windows in each room allow an abundance of natural light to flow throughout the property, creating a bright atmosphere.

KEY FEATURES

- Additional storage space
- Large windows providing excellent natural light throughout
- Ideal for first-time buyers, young professionals or a small family
- Convenient access to Denmark Hill overground station and East Dulwich Train Station
- Close to the cafés, restaurants, pubs and shops of Lordship Lane
- Easy access to Bellenden Road and Peckham
- Nearby green spaces, including Peckham Rye Park and Ruskin Park
- Local schools and everyday amenities within reach
- Approximately 621 sq. ft. of living space





Dulwich

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The separate living room provides an ideal space for relaxing or entertaining guests, while the two double bedrooms offer comfortable and versatile accommodation. The separate kitchen provides a practical space for everyday cooking, and the additional storage is a valuable feature, helping to maximise the available living space.

The location is a particular highlight, with an excellent selection of local amenities and transport links close at hand. Lordship Lane is within easy reach and offers a vibrant mix of independent cafés, restaurants, traditional pubs and local shops, providing plenty of options for dining, shopping and socialising. Bellenden Road is also conveniently located nearby, offering further independent businesses, eateries and amenities, with easy access towards Peckham.

For commuters, East Dulwich railway station is a short walk away, providing convenient connections towards London Bridge and central London. Denmark Hill station is also within reach, offering additional rail and London Overground connections across the capital.

Those who enjoy outdoor space will appreciate the proximity of nearby green spaces, including Peckham Rye Park and Ruskin Park, ideal for walking, exercising and enjoying the outdoors. A selection of local schools is also accessible, making the property a practical option for those with young children.

Combining well-proportioned accommodation, excellent natural light and a convenient location close to the amenities of East Dulwich and Peckham, this property presents an appealing opportunity for buyers seeking a well-connected home in a popular South East London neighbourhood.





MATERIAL INFORMATION

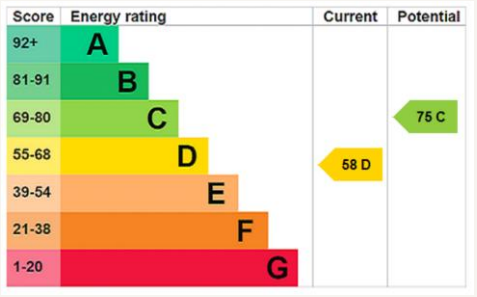
Tenure: Leasehold
Service Charge: £1,887.04 PA
Ground Rent: £10 PA
Council Tax Band: B
EPC rating: D

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and in-home)
O2 (Good outdoor and in-home)
Vodaphone (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/DUL180243

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.

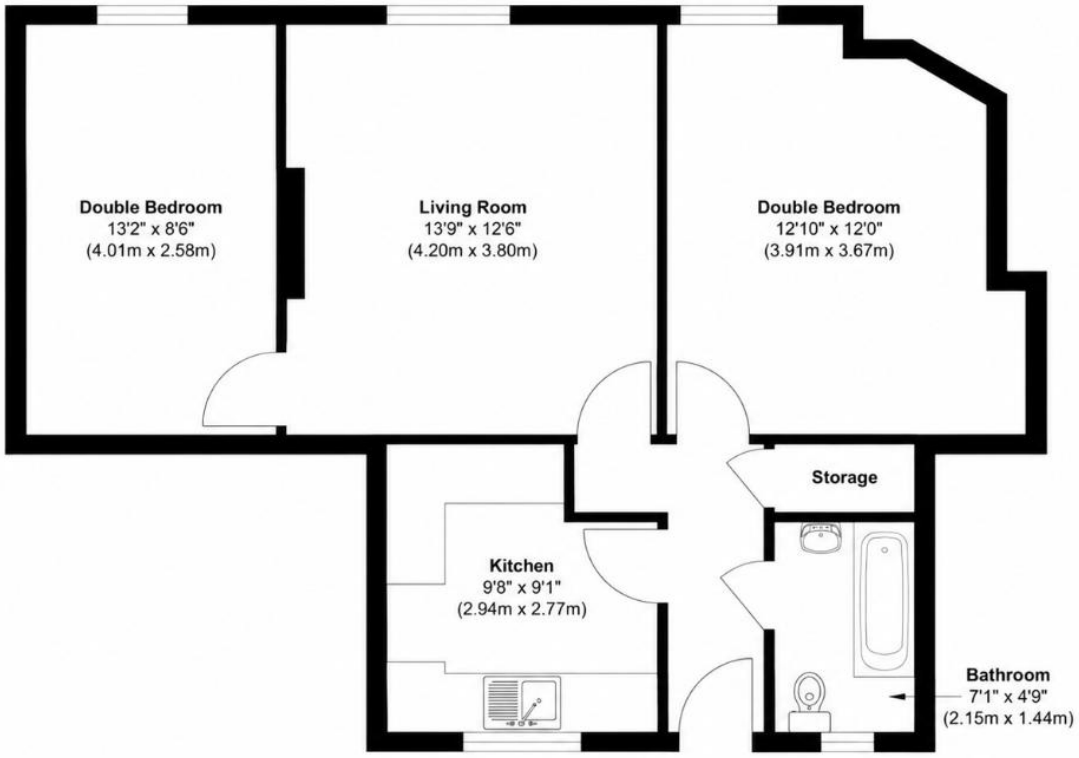








Pytchley Road



Ground Floor

Approx. Gross Internal Floor Area 621 sq.ft / 57.71 sq. m

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

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