



Therapia Road, East Dulwich, London, SE22

£635,000 *Share of Freehold*

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This elegant two bedroom ground floor garden flat on Therapia Road combines generous proportions with period charm and modern convenience.

KEY FEATURES

- Elegant two bedroom ground floor flat with three metre high ceilings and off-street parking.
- Spacious reception room with direct access to a private garden area leading onto a large shared garden.
- Separate modern kitchen, fitted wardrobes in the primary bedroom, and large family bathroom with bath and separate shower.



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The property boasts impressive three metre high ceilings, creating a wonderful sense of space and light throughout. The accommodation includes a large reception room with direct access onto a private section of garden, which in turn leads onto a beautifully maintained shared garden. There is also a separate modern kitchen, a spacious family bathroom with both bath and separate shower, a well-proportioned second bedroom, and a primary bedroom complete with fitted wardrobes. Off-street parking adds further appeal.

Perfectly located between East Dulwich and Honor Oak, the flat enjoys excellent access to local amenities. Forest Hill Road, with its wide array of independent shops, cafés, restaurants and bars, is just a short stroll away, while the nearby green open spaces of Peckham Rye Park and Common provide plenty of opportunity for outdoor leisure.

Transport links are superb, with Honor Oak Park and East Dulwich stations all within easy reach, offering fast and frequent services into London Bridge, Victoria, Blackfriars and Shoreditch via the London Overground and National Rail. Numerous local bus routes also connect you quickly to the surrounding areas and Central London.

This impressive home offers a rare combination of space, character and outside space, in a highly sought-after South East London location..



MATERIAL INFORMATION

MATERIAL INFO

Tenure: Share of Freehold

Council Tax Band: C

EPC rating: E

Mobile phone coverage:

EE (Good outdoor and 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.)

Available broadband: Ultrafast Broadband: FTTP

Superfast Broadband: FTTC

Standard Broadband: ADSL

Networks in your area: Virgin media, Openreach

(Information supplied by Ofcom)

Flood Risk: Very Low risk of surface water flooding and Very low risk river and sea flooding (Information supplied by gov.uk and purchasers are advised to seek their own legal advice)

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		72 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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

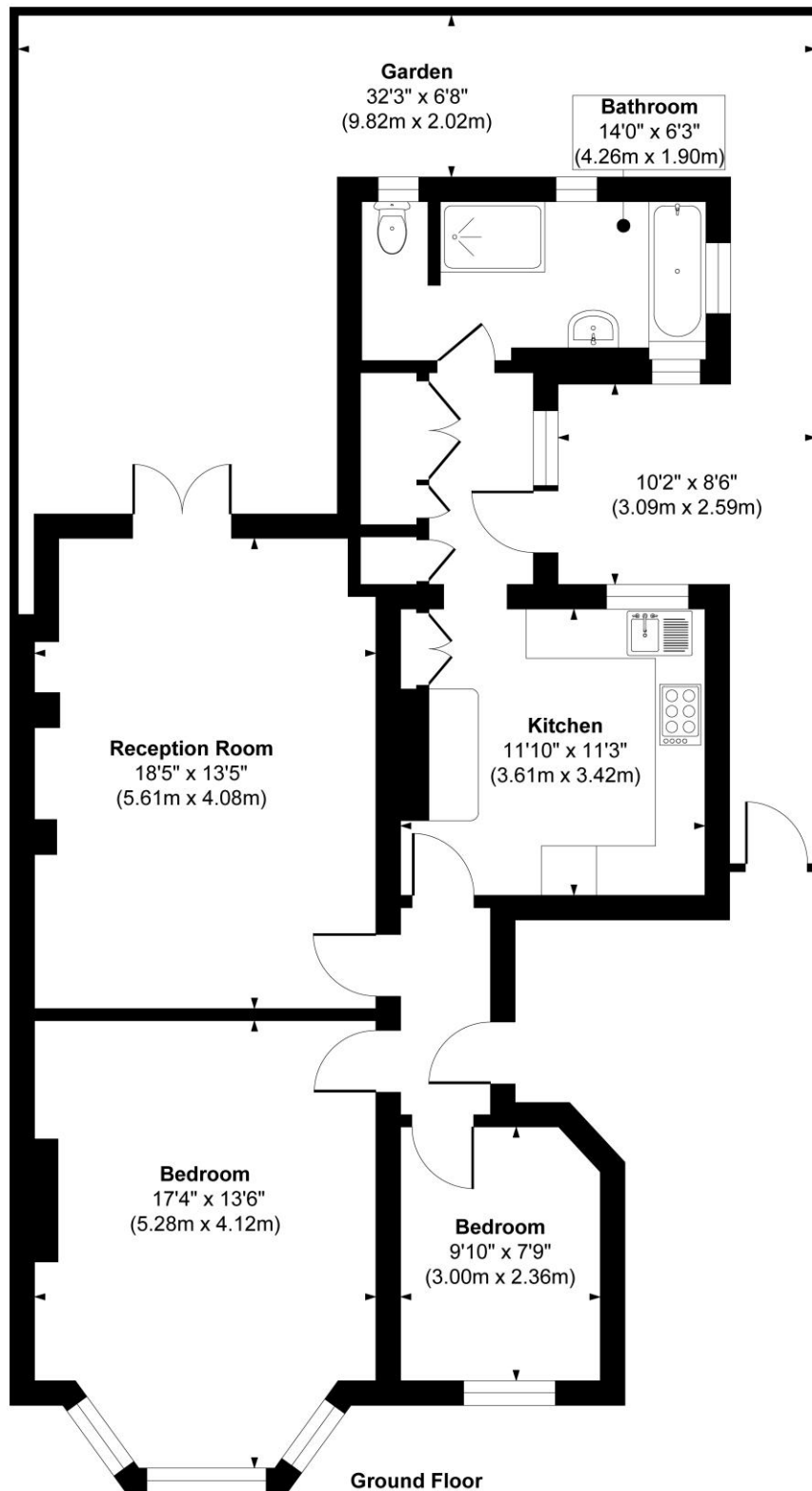


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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Therapia Road



Approx. Gross Internal Floor Area 886 sq. ft / 82.30 sq. m

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

Produced by Elements Property

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