

# East Dulwich Road, East Dulwich, London, SE22

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£525,000 *Leasehold*

The property offers an abundance of natural light throughout, creating a bright and welcoming atmosphere.

## KEY FEATURES

- Abundance of natural light throughout
- Slightly open-plan kitchen, living and dining area
- Private outside space
- Well-proportioned and versatile accommodation
- Close to Peckham Rye Park and Green Dale Fields
- Excellent transport links via East Dulwich Station
- Denmark Hill Overground Station nearby
- Easy access into London and beyond
- Moments from the amenities of Lordship Lane
- Popular East Dulwich and Peckham location





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The main living area provides a comfortable and versatile space for both relaxing and entertaining, with the kitchen arranged in a slightly open-plan layout alongside the living and dining areas. This creates a sociable feel while retaining a sense of separation between the different areas of the home.

There are two well-proportioned bedrooms (one used as a study), offering flexibility for a range of requirements, whether used as bedrooms, a home office or additional guest accommodation. A well-appointed bathroom completes the internal accommodation.

One of the property's particular highlights is the private outside space, providing a peaceful area to enjoy during the warmer months and a welcome extension of the living accommodation. The flat is to the rear of the building, with the private garden facing onto a private courtyard with gated access from a private road.

The location is equally appealing. The property is within easy reach of the extensive green spaces of Peckham Rye Park and Green Dale Fields, offering plenty of opportunities for walking, exercising and enjoying the outdoors.

For commuters, there are excellent transport connections nearby. East Dulwich Station provides quick and convenient services into London Bridge, while Denmark Hill Overground Station offers further connections across London and beyond.





## MATERIAL INFORMATION

**Tenure:** Leasehold

**Lease length:** 127 Years and 7 Months

**Ground Rent:** £620.00 PA

**Service Charge:** £3,288.00 PA (Covers - water, rubbish collection, maintenance)

**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)**

**Full Fibre Broadband and Fibre to the Cabinet Broadband -**

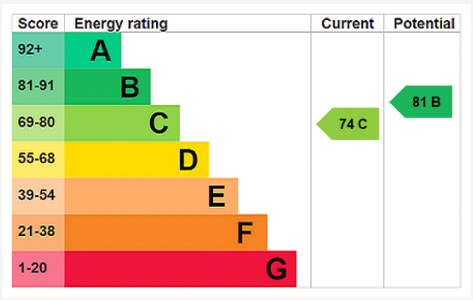
Available broadband and networks in your area:
https://checker.ofcom.org.uk/en-gb/broadband-coverage

**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.**









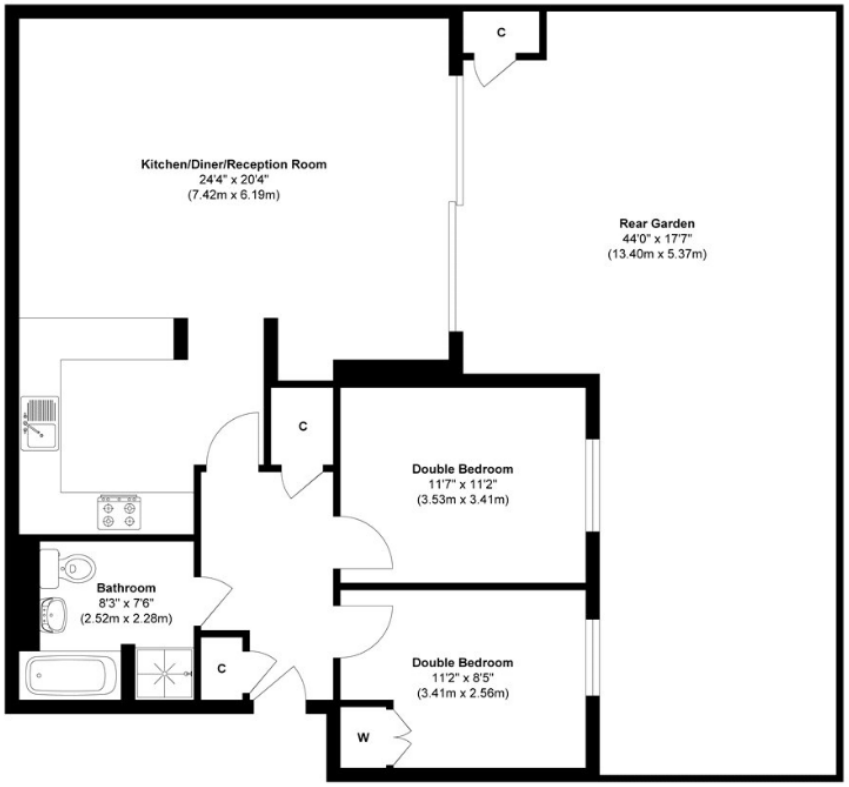

For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/DUL230255



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.

## East Dulwich Road




**Ground Floor**

**Approx. Gross Internal Floor Area 785 sq.ft / 72.94 sq. m**

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


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