



Shawbury Court, East Dulwich, London, SE22

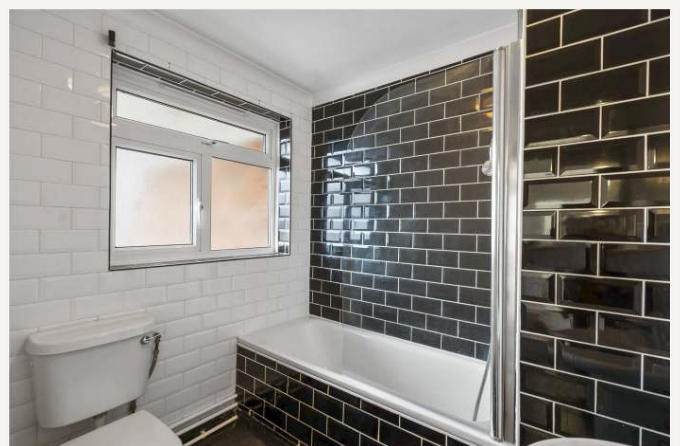
£450,000 *Leasehold*



Set within the well-maintained Shawbury Court on the popular Lordship Lane, this spacious two-bedroom flat offers well-proportioned accommodation and an excellent layout, ideal for a wide range of buyers including first-time purchasers, upsizers, and investors.

KEY FEATURES

- Spacious two-bedroom flat within the popular Shawbury Court development
- Bright reception room with space for living and dining
- Exceptionally large principal double bedroom plus second double
- Prime Lordship Lane location close to amenities, transport links, and green spaces
- Communal terrace and unallocated parking.



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The property features a bright and comfortable reception room with ample space for both living and dining, flowing naturally into a fitted kitchen that works well for everyday use and entertaining. Good natural light throughout the flat enhances the sense of space and creates a welcoming atmosphere.

Bedroom one is a particularly impressive feature, offering an exceptionally large double bedroom with plenty of room for additional furniture, wardrobes, or a dedicated home-working area. The second bedroom is also a well-sized double, making the property highly versatile for sharers, guests, or family use. The bathroom is neatly presented and well maintained.

Further benefits include unallocated off-street parking and access to a well-maintained communal terrace, providing valuable outdoor space and adding to the overall appeal of the development.

Ideally positioned, the flat is moments from the vibrant amenities of Lordship Lane, including a wide selection of independent shops, cafés, restaurants, and everyday conveniences. Excellent transport links and nearby green spaces further add to the appeal of this sought-after South East London location.

This is a fantastic opportunity to acquire a generously sized two-bedroom flat within a popular and well-connected development.

AGENT NOTES:

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:

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 / 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.

MATERIAL INFO

Tenure: Leasehold

Term: 166 year and 5 months

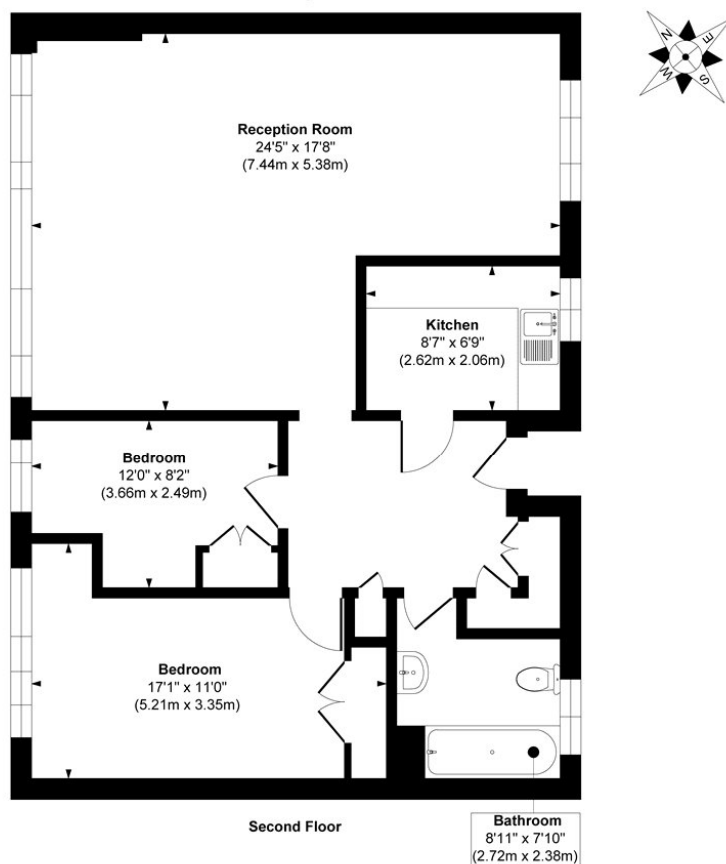
Service Charge: £2814 per annum

Council Tax Band: B

EPC rating: D



Shawbury Court



Approx. Gross Internal Floor Area 850 sq. ft / 79.00 sq. m

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

Produced by Elements Property

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	69 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/DUL260004>

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.

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