

Donkey Alley, East Dulwich, London, SE22

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£1,150,000 *Freehold*

Tucked away on Donkey Alley, this contemporary family home has been designed for light, low running costs and easy indoor and outdoor living.

KEY FEATURES

- Offers in excess of £1,150,000
- Contemporary eco house, EPC B, with air source heat pump and solar panels
- Three outdoor spaces: sunken garden, raised patio with built in BBQ, and roof terrace with London skyline views
- Off street parking for two cars
- Open plan kitchen, dining and living space of over 27ft, with steel framed glazing and roof lights
- Four bedrooms, including a lower ground floor double with en suite and utility room
- Approximately 1,385 sq ft
- Moments from Lordship Lane, Dulwich Park and North Dulwich station





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The heart of the house is a striking open plan kitchen, dining and living space of over 27ft. Roof lights and steel framed glazing fill it with light, and doors open onto a raised patio with a built in BBQ, ideal for summer evenings. There is a separate reception room to the front and a guest WC.

On the first floor, the principal bedroom opens onto a private roof terrace with views across the London skyline. Two further bedrooms and a bathroom complete this floor.

The lower ground floor offers a quiet double bedroom with its own en suite, a utility room and direct access to the sunken garden. It works equally well as a guest suite, teenager's room or home office.

The house is rated EPC B, with an air source heat pump and solar panels keeping running costs low. Off street parking for two cars is a rare benefit in East Dulwich.

Lordship Lane's cafes, restaurants and independent shops are a short walk away, as are Dulwich Park and the Horniman Museum and Gardens. North Dulwich and Forest Hill stations give quick access to London Bridge, the City and beyond.





MATERIAL INFORMATION

Tenure: **Freehold**
Council Tax Band: **C**
EPC rating: **B**

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and in-home)
O2 (Good outdoor and variable 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.)

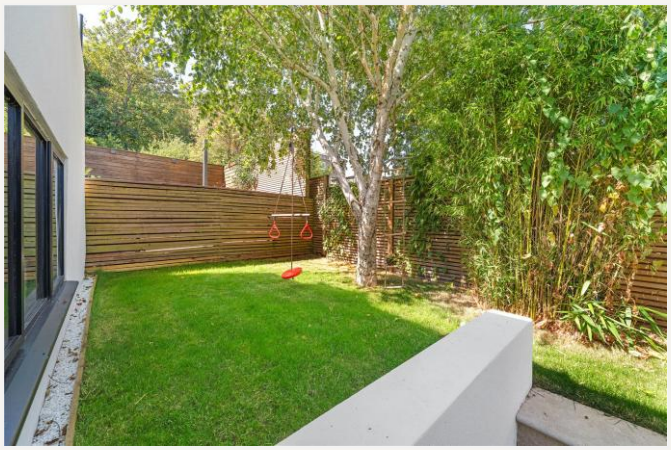
Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding **(Information supplied by gov.uk and tenants are advised to seek their own legal advice)**

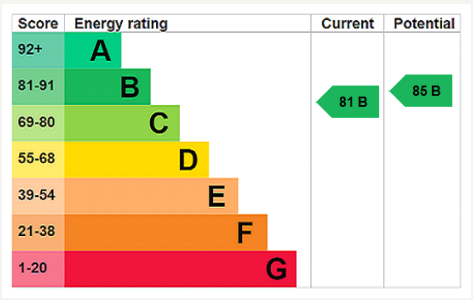
Full Fibre Broadband:
Fibre to the Premises
FTTP
Ultrafast Full Fibre
Gigabit fibre

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.









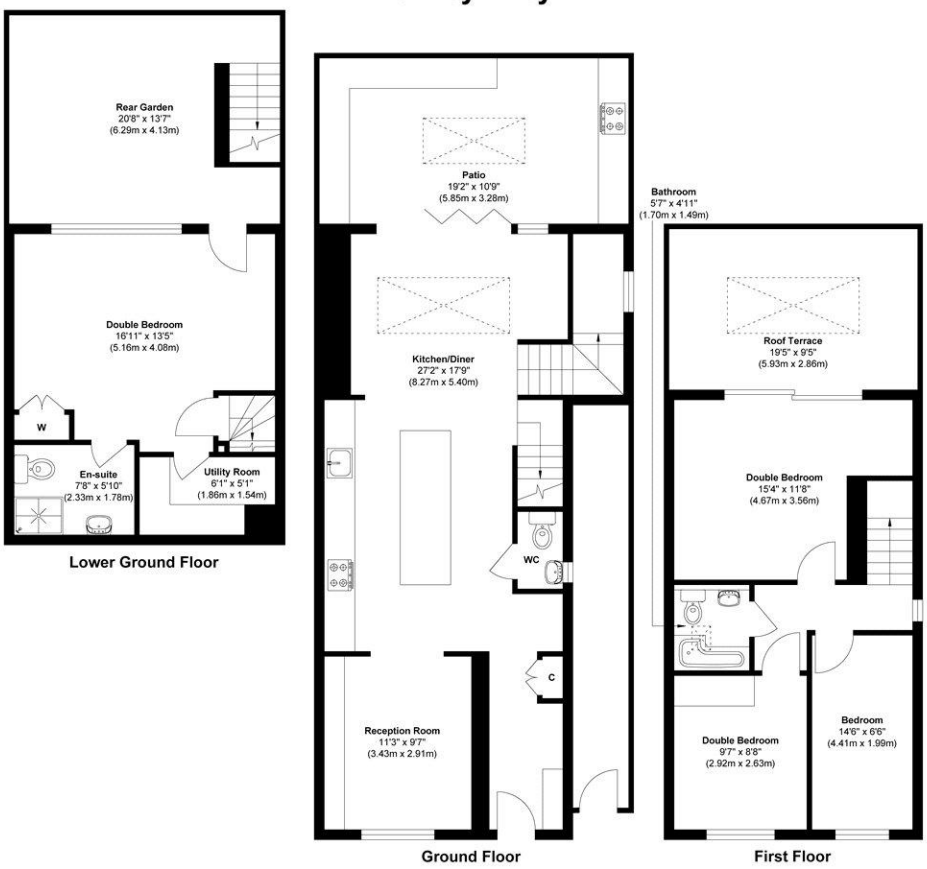
For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/DUL190253



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.

Donkey Alley



Approx. Gross Internal Floor Area 1385 sq.ft / 128.73 sq. m

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

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