



Marmora Road, East Dulwich SE22

£750,000 *Share of Freehold*

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Positioned on one of East Dulwich's most prestigious and tree-lined streets, this beautifully presented two-bedroom garden flat combines the elegance of period architecture with thoughtful modern updates and a wonderful sense of space throughout.

KEY FEATURES

- Beautifully presented two-bedroom Victorian garden flat
- Separate living room with bay window and period features
- Modern kitchen/dining area with direct garden access
- Private south-facing garden with patio and lawn
- Highly sought-after SE22 location near Lordship Lane and Peckham Rye



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Occupying the ground floor of an attractive Victorian property, the flat retains many original features while offering a comfortable and versatile layout. To the front, the spacious living room showcases a large bay window, high ceilings, and charming period details, creating a bright and welcoming space ideal for relaxing or entertaining.

The modern kitchen and dining area are located to the rear of the property, providing a calm and practical space for everyday living. French doors open directly onto the private south-facing garden, a true highlight of the home — perfect for summer gatherings, gardening, or simply enjoying a peaceful moment outdoors.

The accommodation includes two generous bedrooms, both tastefully decorated and well proportioned. The principal bedroom enjoys views over the garden, while the second bedroom offers flexibility for guests, a home office, or nursery. The contemporary bathroom is beautifully finished with quality fittings and a clean, modern design. Additional benefits include ample built-in storage and the flat's enviable setting on a quiet residential road with plenty of on-street parking.

Marmora Road is ideally located for the vibrant lifestyle that East Dulwich has to offer. Lordship Lane and Forest Hill Road are just a short walk away, with their excellent selection of independent shops, cafés, and restaurants. The green open spaces of Peckham Rye Park and Common are moments from the front door, while nearby transport links — including Honor Oak Park, Peckham Rye and East Dulwich stations — provide easy access to London Bridge, Canada Water, and beyond.



MATERIAL INFORMATION

Tenure: Share of Freehold

Council Tax Band: C

EPC rating: F

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 / Very low risk river and sea flooding (Information supplied by gov.uk and purchasers are advised to seek their own legal advice)

Tenure: Share Of Freehold

Local Council: Southwark / **Tax Band:** C

EPC Rating: to be advised

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

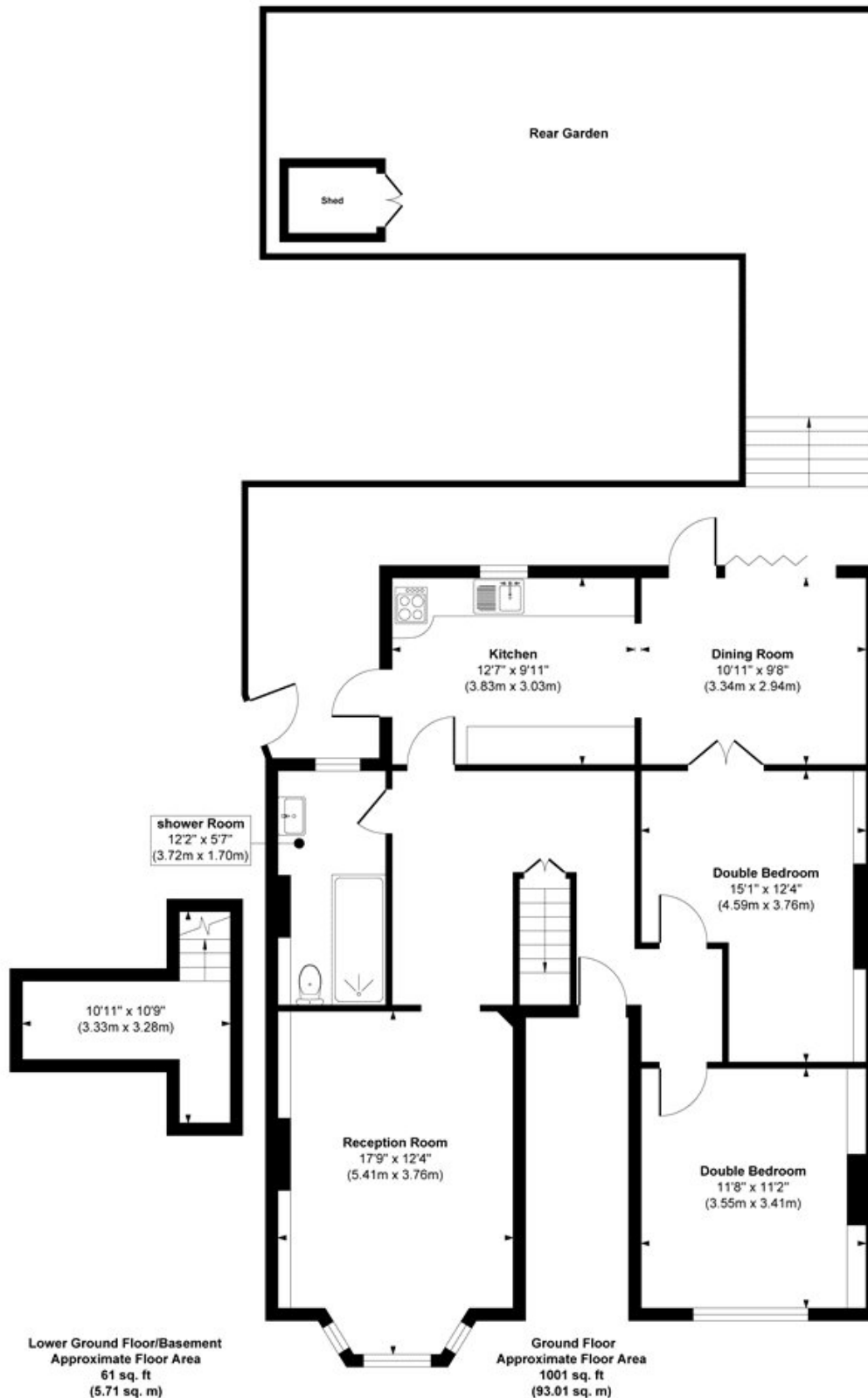


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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Marmora Road



Approx. Gross Internal Floor Area 1062 sq. ft / 98.72 sq. m (Excluding Shed)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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