



Bawdale Road, East Dulwich, London, SE22

£800,000 *Offers in Excess of, Share of Freehold*



A beautifully presented two-bedroom ground floor flat with a private garden, excellent entertaining space and a share of the freehold, ideally situated on Bawdale Road, moments from the vibrant amenities of Lordship Lane.

KEY FEATURES

- Two-bedroom ground floor garden flat with share of freehold
- Private rear garden with garden room/studio
- Prime East Dulwich location, moments from Lordship Lane



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The property offers a bright and welcoming open-plan living and dining space with generous proportions and an abundance of natural light. The impressive kitchen is fitted with contemporary wall and base units, integrated appliances and excellent worktop space, making it well suited to both everyday living and entertaining.

The accommodation comprises two well-proportioned bedrooms alongside a modern bathroom, combining attractive period character with contemporary finishes throughout. A particular highlight is the private rear garden, providing a fantastic space for relaxing, dining and entertaining, with a paved terrace, established planting and a useful garden room/outbuilding offering flexible additional space for a home office, studio or storage.

Bawdale Road is ideally positioned for the best of East Dulwich and Lordship Lane, with an excellent selection of independent cafés, restaurants, bars, delis and shops close by. Peckham Rye and Dulwich Park are also within easy reach, while East Dulwich railway station provides convenient services towards London Bridge, complemented by a range of local bus routes offering excellent connections across South East London.



MATERIAL INFORMATION

Tenure: Share of Freehold
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 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: High 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)

Available Broadband - Full Fibre Broadband

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	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

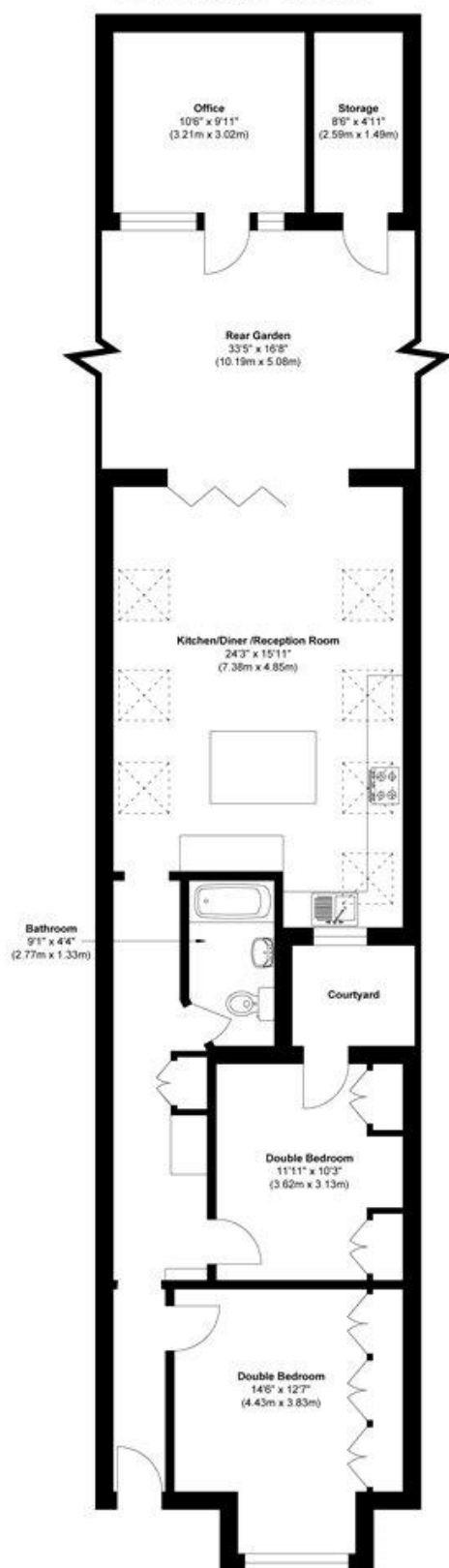


<https://www.winkworth.co.uk/sale/property/DUL260292>

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.



Bawdale Road



Lower Ground Floor

Approx. Gross Internal Floor Area 1005 sq.ft / 93.36 sq. m

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

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