Ledbury House, East Dulwich, London, SE22

3 1 1

£435,000 - *Leasehold*

KEY FEATURES

- 875 Sq.Ft of living space
- The house-like duplex layout, with living downstairs and bedrooms upstairs
- Three bedrooms with flexibility for a nursery, office or guest room
- Less than five minutes' walk to East Dulwich station, with direct trains to London Bridge in approximately 12 minutes.
- Lordship Lane, Sainsbury's opposite, nearby parks and local schools/nurseries
- Excellent selection of local schools and nurseries.

Offering an impressive 875 sq ft of well-proportioned accommodation, this spacious three-bedroom duplex apartment presents an excellent opportunity to acquire a substantial home in the heart of highly desirable East Dulwich.

Arranged over the third and fourth floors, the property enjoys a particularly appealing layout that provides a genuine sense of separation between living and sleeping accommodation, creating a more house-like feel than is often found in apartment living.

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The thoughtfully arranged accommodation is ideal for modern family life, offering generous proportions, excellent versatility and a layout that can adapt as your needs change. The lower floor is dedicated to the principal living spaces, with a separate kitchen and spacious reception room, while the entire upper floor is given over to the bedroom accommodation and family bathroom.

The principal living accommodation located on the lower level. The separate kitchen provides a practical and dedicated space for everyday cooking, while the adjoining reception room offers a comfortable setting.

Upstairs, the property offers three bedrooms, providing a level of flexibility that is increasingly difficult to find at this price point in East Dulwich. The principal bedroom can comfortably accommodate a full range of bedroom furniture, while the two further rooms offer a multitude of possibilities.

For those working from home, the ability to close off a separate workspace from the main living areas is a significant advantage, while growing families will appreciate the opportunity to adapt the accommodation over time.

The family bathroom is conveniently positioned alongside the bedrooms, completing the upper-floor accommodation and allowing the sleeping quarters to function as a self-contained private zone.

One of the property's greatest strengths is undoubtedly its combination of space and connectivity.
East Dulwich is renowned for its relaxed village-like atmosphere, independent businesses and excellent choice of places to eat and drink, while remaining within easy reach of central London. East Dulwich railway station is less than a five-minute walk away, providing direct services to London Bridge in approximately 12 minutes, making the property particularly attractive to commuters.

A short walk takes you to Lordship Lane, East Dulwich's vibrant high street, where an extensive selection of independent shops, cafés, restaurants, delicatessens, bars and traditional pubs provide everything needed for both everyday life and weekend leisure. A local Sainsburys is also opposite the flat for extra convenience.

For those who enjoy access to green open spaces, the location is exceptionally well placed. Dulwich Park, Peckham Rye Park and Ruskin Park are all within easy reach. The surrounding area is also well served by a broad selection of schools and nurseries, adding to the property's appeal for families and buyers planning for the future.

MATERIAL INFORMATION

Tenure: Leasehold

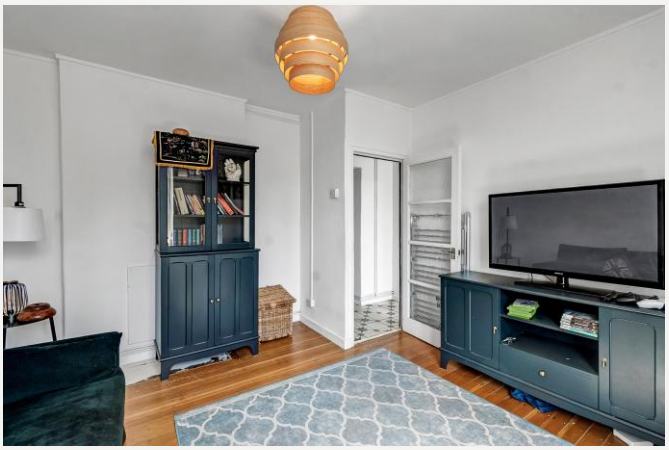
Term: 101 years 9 months

Service Charge: £1,863.11 (estimated for 2026/2027 – subject to change)

Ground Rent: £10 PA

Council Tax Band: B

EPC rating: C



Mobile phone coverage:

EE (Good outdoor and in-home)

Three (Good outdoor and variable in-home)

O2 (Good outdoor and variable in-home)

Vodaphone (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)

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

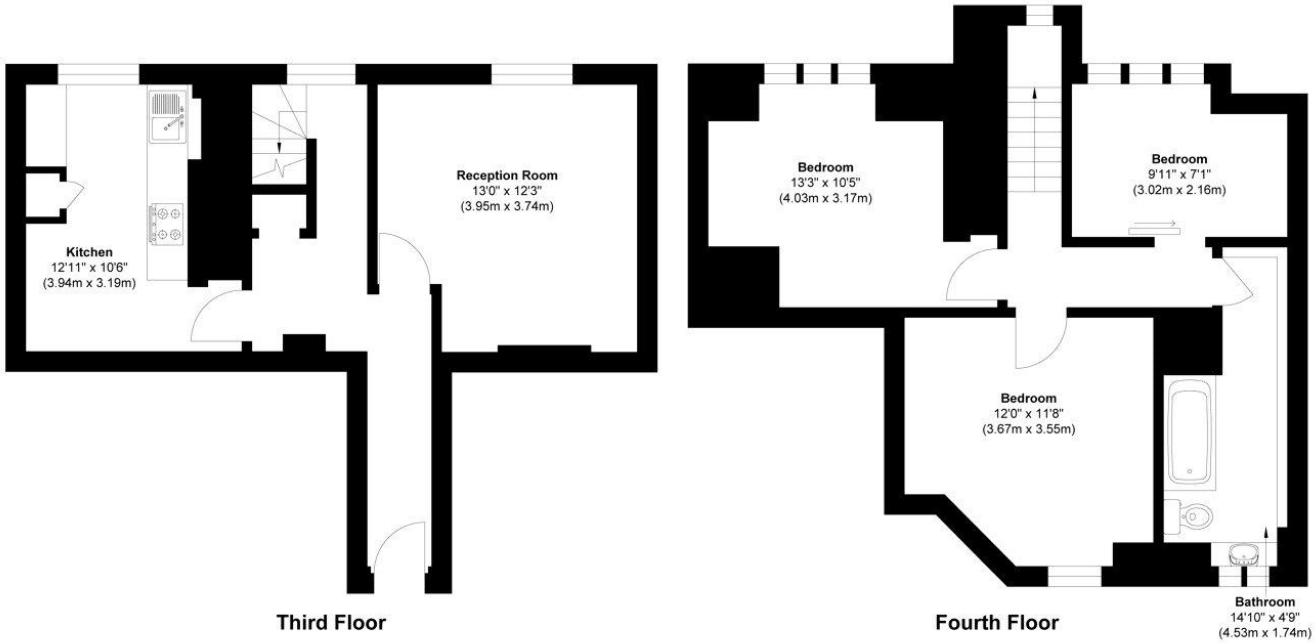
Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.

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

https://www.winkworth.co.uk/sale/property/DUL260233

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.

Ledbury House



Approx. Gross Internal Floor Area 875 sq.ft / 81.30 sq. m

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

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