

2B Pellatt Road, East Dulwich, London, SE22

3 1 2

£950,000 OFFERS IN EXCESS OF - FREEHOLD

Tucked away on a desirable residential street, this exceptional new development on the site of the former post office on Pellatt Road presents a rare opportunity to acquire one of just three beautifully crafted freehold homes in the heart of East Dulwich.

KEY FEATURES

- Three bedrooms
- Reception
- Kitchen diner
- Bathroom
- Garden





Dulwich

020 8299 2722 | dulwich@winkworth.co.uk

Winkworth

for every step...



Thoughtfully designed with modern living in mind, each property offers an impressive balance of style, comfort and functionality, with beautifully appointed accommodation arranged over multiple floors. Finished to an exceptional standard throughout, the homes feature elegant herringbone wood flooring, underfloor heating to the ground floors and bright, airy interiors that create a superb sense of space and flow.



At the heart of each home is a stunning contemporary Leicht kitchen, complete with premium Miele appliances and Quooker boiling water taps, perfectly designed for both everyday living and entertaining. Sleek modern bathrooms, generous reception spaces and carefully considered detailing further enhance the quality and sophistication of these outstanding homes. In addition, the properties benefit from solar panels, supporting energy-efficient and more sustainable living, alongside the reassurance of a 10-year new build warranty.

Perfectly positioned just moments from the vibrant amenities of Lordship Lane, residents can enjoy an excellent array of independent cafés, restaurants, boutiques and local shops, while East Dulwich Station provides convenient transport links into central London. The development also falls within the catchment area for highly regarded local schools, including Heber Primary School, Harris Academy Peckham and The Charter East Dulwich (subject to admission and year of entry), further enhancing its appeal for families.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: TBC
EPC rating: A

Mobile phone coverage:
EE (Good outdoor and variable 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.)

Available broadband:
Superfast Broadband: FTTC / Fibre to the Cabinet / Superfast / SoGEA
Standard Broadband: ADSL / Asymmetric Digital Subscriber Line / Copper broadband
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: Freehold

Local Council: Southwark / Tax Band: TBC
EPC Rating: A

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/DUL260133

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.



GROUND FLOOR
430 SQ FT / 39.9 SQ M

FIRST FLOOR
326 SQ FT / 30.3 SQ M

SECOND FLOOR
310 SQ FT / 28.8 SQ M

APPROXIMATE GROSS INTERNAL AREA
1066 SQ FT / 99 SQ M

Dulwich

020 8299 2722 | dulwich@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.