Wheatland House, London, SE22

2 1 1

OIEO £350,000 *Leasehold*

Situated on the popular East Dulwich Estate, is this well-presented, two bedroom apartment offering bright and functional living space in a residential setting.

KEY FEATURES

- Bright and well-proportioned living space with large windows providing plenty of natural light
- Excellent transport links via Denmark Hill station and multiple local bus routes
- Close to Lordship Lane's vibrant mix of cafés, restaurants, shops, and nearby green spaces

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The flat benefits from a bright reception room, a well-proportioned kitchen, and generously sized bedrooms. The property is ideally suited to first-time buyers, downsizers, or investors seeking a home in a well-connected and desirable part of SE22.

East Dulwich is known for its vibrant yet relaxed atmosphere, with an excellent selection of independent cafés, restaurants, and shops along Lordship Lane, all within easy reach. Residents can also enjoy nearby parks and open spaces, perfect for outdoor leisure and recreation.

Transport links are convenient, with Denmark Hill station the closest rail connection, providing regular services to Central London and beyond. Numerous bus routes operate locally, offering easy access to surrounding areas including Dulwich, Camberwell, and Peckham, ensuring excellent connectivity across the city.

MATERIAL INFORMATION

Tenure: Leasehold
Term: To be confirmed
Service Charge: To be confirmed
Ground Rent: To be confirmed
Council Tax Band: B
EPC rating: C

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

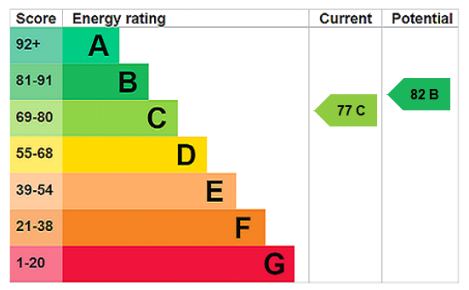
Available broadband:
Ultrafast Broadband: FTTP / Fibre to the Premises / Full fibre / Gigabit fibre

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

Tenure: Leasehold

Local Council: Southwark / Tax Band: B
EPC Rating: C

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.

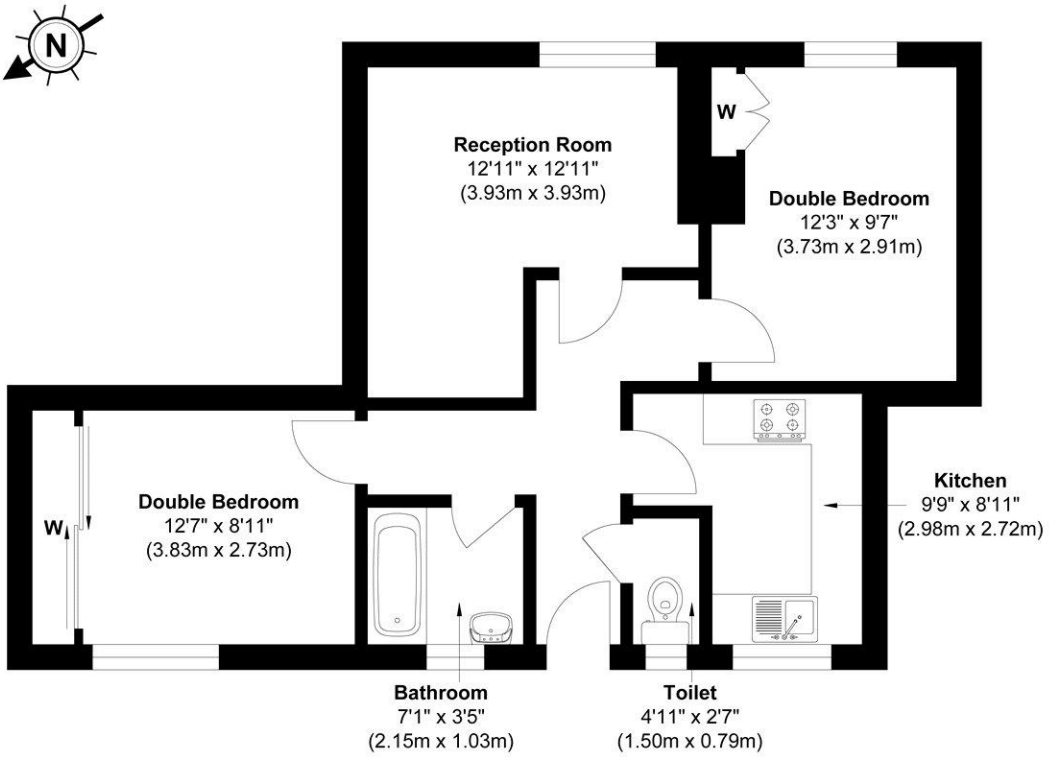


For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/DUL140617

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.

Albrighton Road



Second Floor

Approx. Gross Internal Floor Area 598 sq.ft / 55.52 sq. m

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

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