



Mount Adon Park, East Dulwich, London, SE22

£1,100,000 *Freehold*

The property comprises four well-proportioned double bedrooms, two reception rooms, a fitted kitchen, a conservatory, a family bathroom, a separate shower room and an additional WC, providing ample space for growing families.

4  2  1 

KEY FEATURES

- Garage
- Large rear garden
- Local schools nearby
- 1,351 sq. ft. of living accommodation
- Arranged over two floors
- Ready to move into with scope to personalise
- Short walk to Lordship Lane's shops, cafés, pubs and restaurants
- Close to Bellenden Road and Peckham's amenities
- Convenient access to East Dulwich and Denmark Hill stations
- Fantastic family home in a sought-after East Dulwich location



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With its generous proportions and welcoming feel throughout, the property is ready to move into while offering the perfect opportunity for a new owner to add their own personal touch and create a home tailored to their individual style.

The two reception rooms provide excellent versatility, whether used as separate living and dining areas, a family room or a dedicated space for entertaining. The conservatory offers an additional area to relax and enjoy views of the garden, creating a natural connection between the indoor and outdoor living spaces.

To the rear, a large garden provides plenty of room for outdoor dining, gardening and family enjoyment, while the added benefit of a garage offers valuable storage or potential for a variety of uses, subject to any necessary consents.

One of the property's greatest attractions is its fantastic location. Situated within easy reach of the vibrant amenities of Lordship Lane, residents can enjoy an excellent selection of independent cafés, popular pubs, restaurants and local convenience stores, all contributing to the area's much-loved community atmosphere. Bellenden Road is also nearby, offering a further array of independent shops, eateries and local amenities, with Peckham's wider selection of leisure and lifestyle options within easy reach.

Commuters are well catered for, with East Dulwich railway station just a short walk away, providing convenient connections into central London. Denmark Hill station is also accessible, offering Overground services and further links across the capital and beyond. A selection of local schools in the surrounding area further enhances the property's appeal for families.

Combining generous living space, a substantial rear garden, a garage and a sought-after East Dulwich location, this is a home with plenty to offer. Whether you are looking to settle straight in or take the opportunity to put your own stamp on a characterful property, this is a fantastic opportunity not to be missed.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: E
EPC rating: D

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.)

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:

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		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

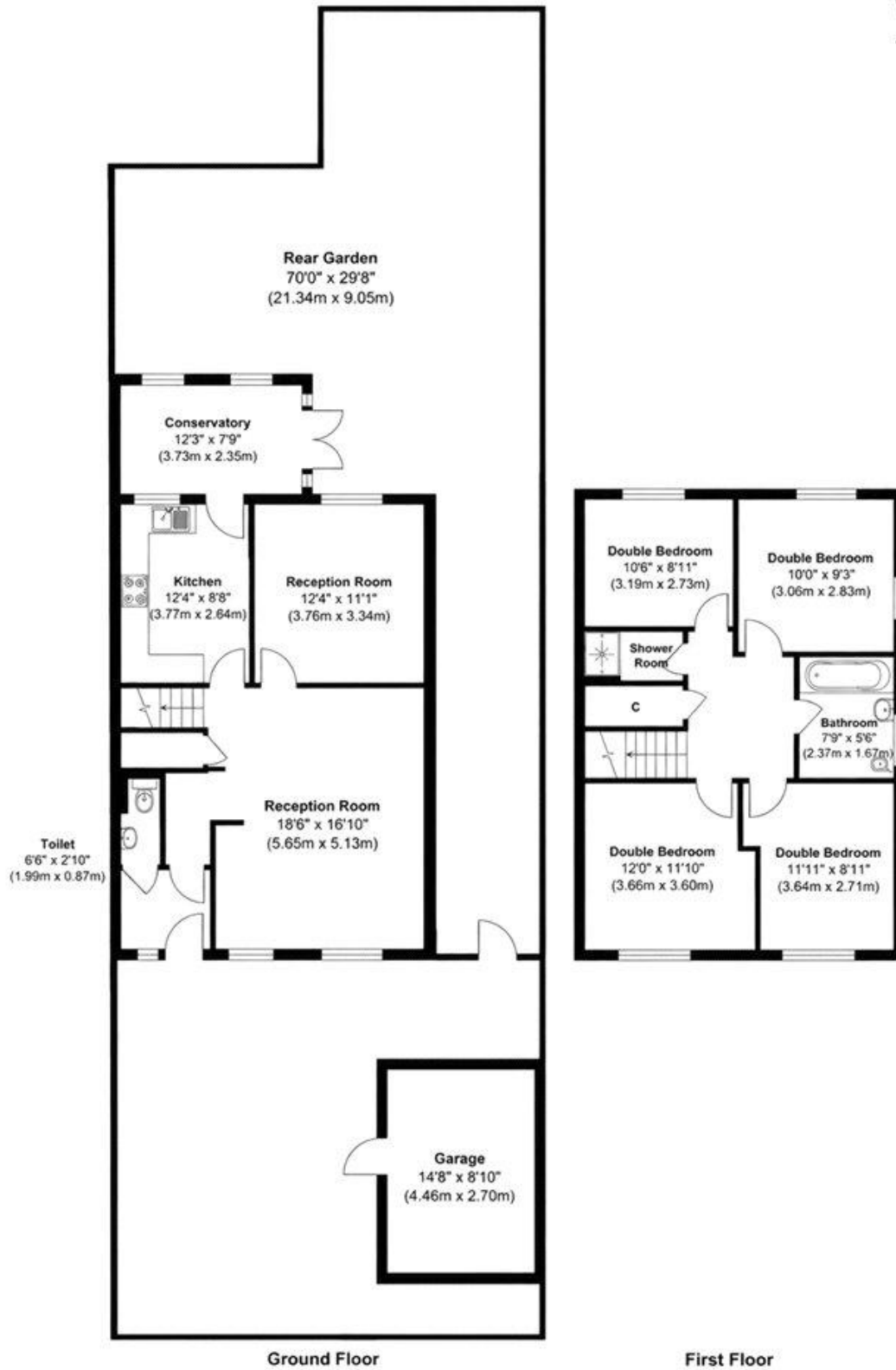
For more information, scan the QR code or visit the link below



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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.

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Approx. Gross Internal Floor Area 1351 sq.ft / 125.53 sq. m

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

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