



Lordship Lane, East Dulwich, SE22

Offers in excess of £500,000 *Leasehold*



This newly refurbished three double bedroom duplex maisonette is offered to the market chain free. It comprises its own traditional front door opening onto a beautifully refurbished hallway with mat well and tiled flooring giving access to the restored Victorian stairwell which has original timber flooring throughout.

KEY FEATURES

- Three Great Size Double Bedrooms
- Split Level Apartment
- Open Plan Kitchen/Reception
- Two Bathrooms
- Planning Permission For Balcony To Front
- Fully Rewired & Double Glazed Throughout
- All New Heating System & Upgraded Insulation Throughout



Dulwich

020 8299 2722 | dulwich@winkworth.co.uk

Winkworth

for every step...



To the first floor there is a spacious open-plan kitchen (inc worksurface task lighting, integrated oven, hob, extractor, fridge freezer, dishwasher and washing machine) reception room with feature fireplace and large windows to the front, a large carpeted double bedroom with large window to the rear, and a brand new bathroom with a large window to the rear. To the second floor there is a very large master bedroom with 2 top hung Velux rooflights in addition to its dormer window to the front, a further good size double bedroom with a dormer window to the rear, both with original flooring throughout and further brand new shower room complete with window to the rear and a large skylight.

There is planning permission in place for the provision of a new balcony 1.2m deep and running the full width of the property (6.1m) to be accessed by 2 sets of French windows off the kitchen reception.

This light and airy property benefits from high ceilings and having been completely refurbished. This included; all new kitchen, bathrooms, electrical rewire, new heating system (all new radiators, pipework and a new boiler (large - which can power both showers at once), new smoke and heat detection, upgraded insulation, etc

This fantastic home is located in the heart of SE22 is within walking distance to all local amenities including a variety of boutique shops and independent bars, including the weekly market on North Cross Road just a five-minute walk away.

Transport is found via East Dulwich to London Bridge, Denmark Hill on



MATERIAL INFORMATION

Tenure: Leasehold
Term: 116 year and 3 months
Service Charge: £0 per annum
Ground Rent: £ 200 Annually (subject to increase)
Council Tax Band: C
EPC rating: C

Mobile phone coverage: EE (Limited inside and likely outside) / Three (Likely inside and outside) / O2 (Likely inside and outside) / Vodafone (Limited inside and likely outside) (Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage.)

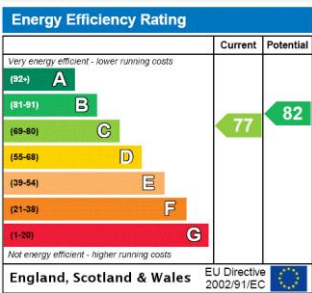
Available broadband: FTTP FTTC ADSL - Networks in your area: Virgin Media, Openreach (Information supplied by Ofcom)

Flood Risk: Medium 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: Leasehold

Local Council: Southwark / Tax Band: 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/DUL240151>

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.



Lordship Lane



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.