



CRYSTAL PALACE ROAD, EAST DULWICH, SE22
OIEO £500,000 LEASEHOLD

**THIS NEWLY REFURBISHED TWO DOUBLE
BEDROOM GARDEN FLAT IS SITUATED IN A
PRIME CENTRAL EAST DULWICH LOCATION.**

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

This newly refurbished two double bedroom garden flat is situated in a prime central East Dulwich location, just off the North Cross Road market street, close to Lordship Lane. The property has been recently refurbished to a very high standard and offers an open plan kitchen-living, two double bedrooms, a brand new shower room and doors leading out to a large shared garden to rear. It is perfectly situated to benefit from easy access to the bars, restaurants, shops and cinema on Lordship Lane as well as transport links both at East Dulwich and Peckham Rye with direct links into Central London. This is a wonderful flat in a superb location, offered to the market chain free with early viewing recommended.

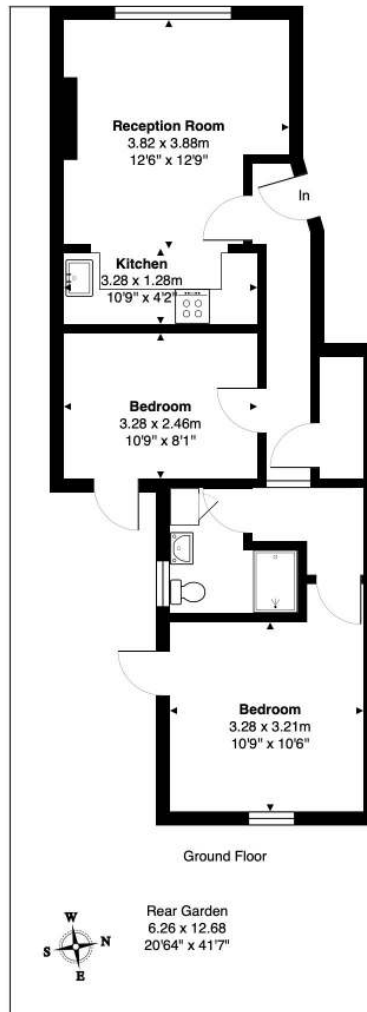
AT A GLANCE

- Two Double Bedrooms
- Ground Floor Flat
- Open Plan Kitchen-Living
- Modern Shower Room
- Shared Garden
- Leasehold
- Newly Refurbished
- Chain Free



Crystal Palace Road, East Dulwich, SE22

Total Area: 51.8 m² ... 558 ft²



This plan is for layout guidance only. Drawn in accordance with RICS guidelines.
Not drawn to scale unless stated.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk



winkworth.co.uk

See things differently

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.