



Lordship Lane, SE22

£1,350,000 *Freehold*

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Situated in an exceptional position at the top of Lordship Lane, this beautifully presented four-bedroom period home offers bright, spacious accommodation, a wonderful sense of character, and an enviable lifestyle in one of East Dulwich's most sought-after locations.

KEY FEATURES

- Four Bedrooms
- Detached House
- Two Reception Rooms
- Open-Plan Kitchen-Reception
- Potential to Extend (Permission Granted)
- Garden



Dulwich

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Arranged over generous proportions, the property boasts two elegant reception rooms, providing versatile living and entertaining space, alongside four well-proportioned bedrooms and a family bathroom. The home is flooded with natural light throughout, enhancing its stylish interiors and creating a warm and welcoming atmosphere.

To the rear, a large private garden offers an ideal setting for outdoor dining, family life and entertaining.

The location is outstanding. Positioned directly opposite the beautiful Dulwich Park, residents can enjoy acres of green open space, scenic walks and excellent leisure facilities just moments from the doorstep. Lordship Lane's vibrant selection of independent cafés, restaurants, boutiques, supermarkets and everyday amenities are all within easy walking distance, making this an ideal home for families and professionals alike. Dulwich Park is a 29-hectare Green Flag award-winning park with cafés, sports facilities and children's play areas.

Excellent transport links are close by, with Forest Hill Overground Station and North Dulwich Station both easily accessible, offering convenient connections into Central London and beyond.

Combining timeless period charm, an abundance of natural light, generous living space and an unbeatable location, this is a superb family home in the heart of East Dulwich.



MATERIAL INFORMATION

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

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

Full Fibre Broadband:
Fibre to the Cabinet Broadband:
Fibre to the Premises
FTTP
Ultrafast Full Fibre
Gigabit fibre

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		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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



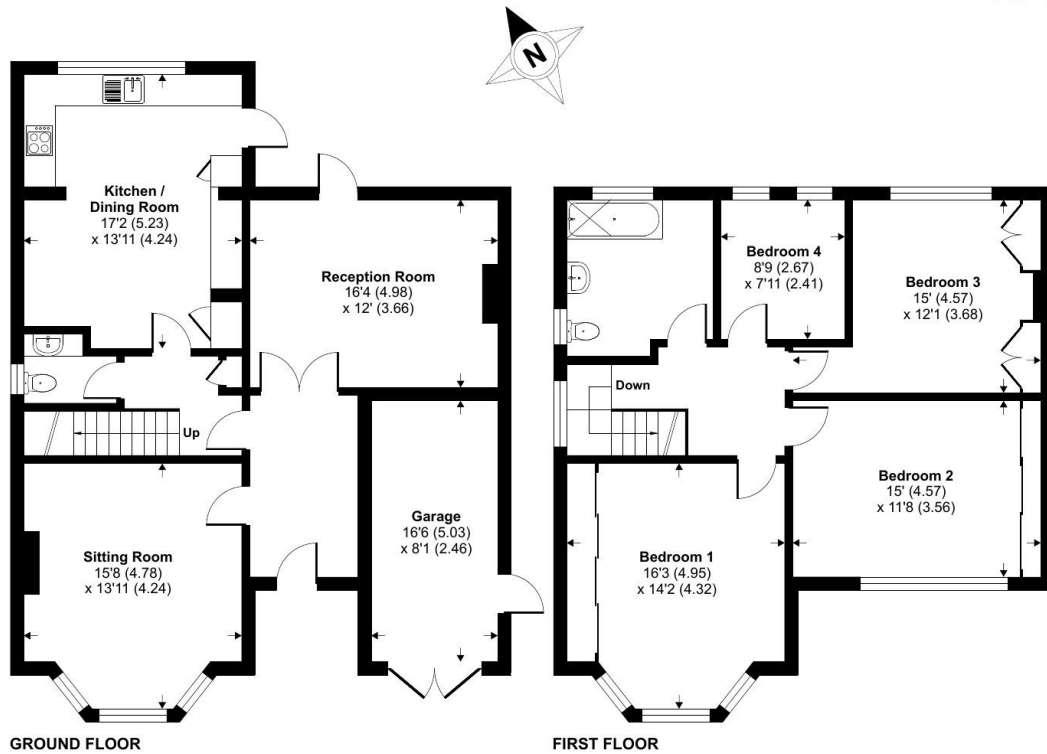
<https://www.winkworth.co.uk/sale/property/DUL210203>

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, London, SE22

Approximate Area = 1792 sq ft / 166.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022.
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