



**SILVESTER ROAD, EAST DULWICH, SE22
OFFERS IN EXCESS OF £400,000 LEASEHOLD**

**A CHARMING, ONE-BEDROOM GARDEN FLAT,
SITUATED IN A VERY POPULAR LOCATION
CLOSE TO LORDSHIP LANE.**

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

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DESCRIPTION:

A charming, one-bedroom garden flat, situated in a very popular location close to Lordship Lane. This lovely property is offered to the market in great condition. Comprising a spacious reception to the front, complete with laminate flooring, high ceilings, and sash windows. The property further comprises a spacious kitchen, complete with fully integrated units, ample storage and work space, and French doors leading out to a private garden to the rear. The bedroom is situated to the rear and overlooks the gardens. The property boasts further extension potential to the side STPP. The property is set on a quiet, tree-lined, residential road and is within very close proximity to the hustle and bustle of Lordship Lane. Lordship Lane offers a fantastic array of shops, bars, and restaurants as well as the Picture House. Green open spaces can be found at Dulwich Park and Goose Green with transport links found at East Dulwich station for direct links to London Bridge, or a short bus to Denmark Hill for the overground.

Leasehold: 90 years

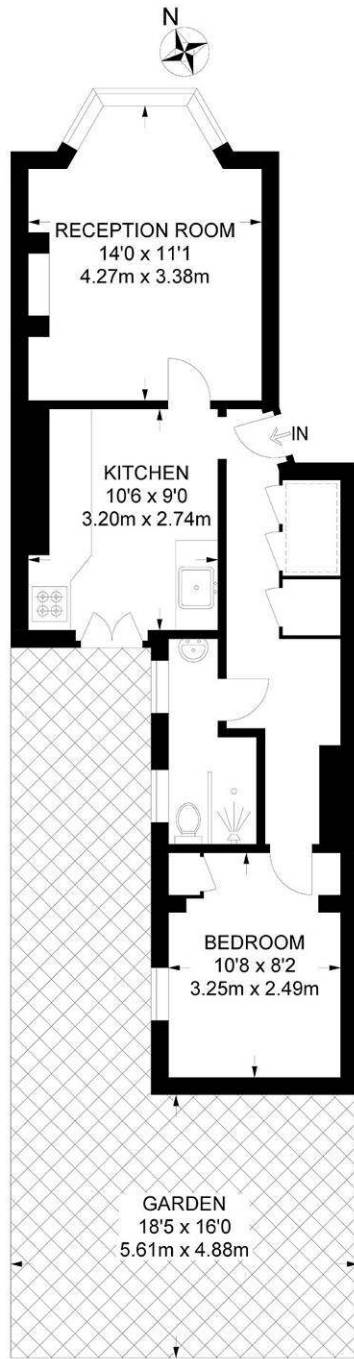
Service Charge: £0

Ground Rent: £0

AT A GLANCE

- One Bedroom
- Ground Floor Flat
- Reception Room
- Separate Kitchen
- Potential to Extend to the Side STPP
- Private Garden
- Chain Free





GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
462 SQ FT / 42.9 SQ M

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		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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