



Dunstans Road, East Dulwich, London SE22

Offers in Excess of £375,000 *Share of Freehold*



A well-presented two-bedroom flat, ideally positioned on the ever-popular Dunstans Road in the heart of SE22. Extending to approximately 586 sq ft, this attractive home offers well-proportioned accommodation and a practical layout, making it an excellent opportunity for first-time buyers, investors or those looking to secure a foothold in East Dulwich.

KEY FEATURES

- Two-bedroom flat extending to approximately 586 sq ft
- Bright reception room with space for both living and dining
- Separate fitted kitchen and well-appointed bathroom
- Prime SE22 location close to Lordship Lane amenities and excellent transport links to central Location



Dulwich

020 8299 2722 | dulwich@winkworth.co.uk

Winkworth

for every step...



The property comprises a bright and welcoming reception room with ample space for both comfortable seating and dining, creating a versatile living area suited to both everyday use and entertaining. A separate fitted kitchen provides good storage and worktop space, thoughtfully arranged to maximise functionality. The two bedrooms are well sized, offering flexibility for a guest room, nursery, or dedicated home office, and are served by a well-appointed bathroom.

The flat enjoys a highly desirable residential setting, just a short stroll from the vibrant amenities of Lordship Lane, renowned for its independent boutiques, cafés, restaurants, and local conveniences. Excellent transport links are also within easy reach, providing straightforward connections into the City and West End.

Combining location, practicality, and charm, this is a fantastic opportunity to acquire a well-located two-bedroom home in one of SE22's most sought-after neighbourhoods.

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.)

Available broadband: Ultrafast Broadband: FTTP / Fibre to the Premises / Full fibre / Gigabit fibre
Networks in your area: Virgin media, Openreach
(Information supplied by Ofcom)

Flood Risk: Very low 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)

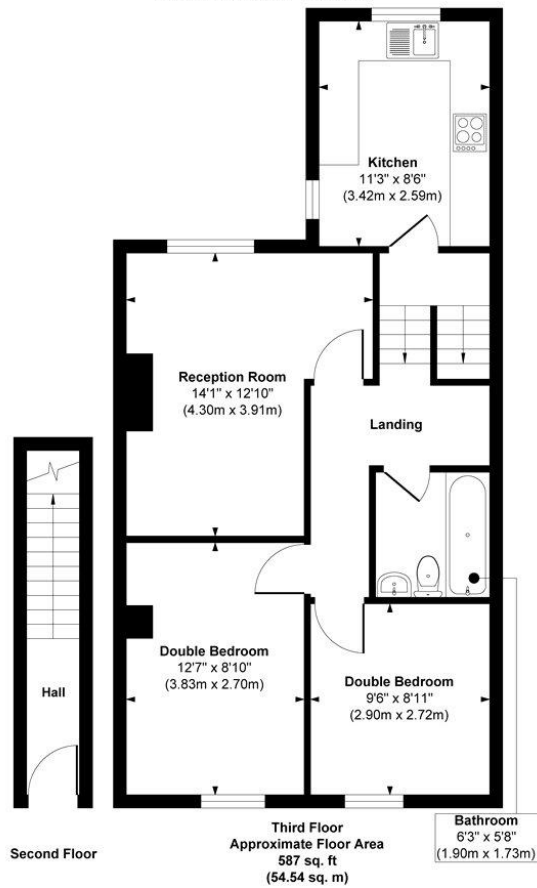
Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.

MATERIAL INFO

Tenure: Share of Freehold
Term: 979 Years
Ground Rent: Peppercorn
Sinking Fund: £2300
Council Tax Band: C



Dunstans Road



Approx. Gross Internal Floor Area 587 sq. ft / 54.54 sq. m

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

Produced by Elements Property

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/DUL160658>

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.

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.