



**CRYSTAL PALACE ROAD, EAST DULWICH, SE22**  
**OIEO £350,000 LEASEHOLD**

**A SPACIOUS ONE DOUBLE BEDROOM FIRST FLOOR FLAT, SITUATED ON A VERY POPULAR ROAD IN EAST DULWICH.**

Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

Tenure Leasehold – 98 years approx. | Council Tax Band B – London Borough of Southwark | Service Charge None | Ground Rent £100pa

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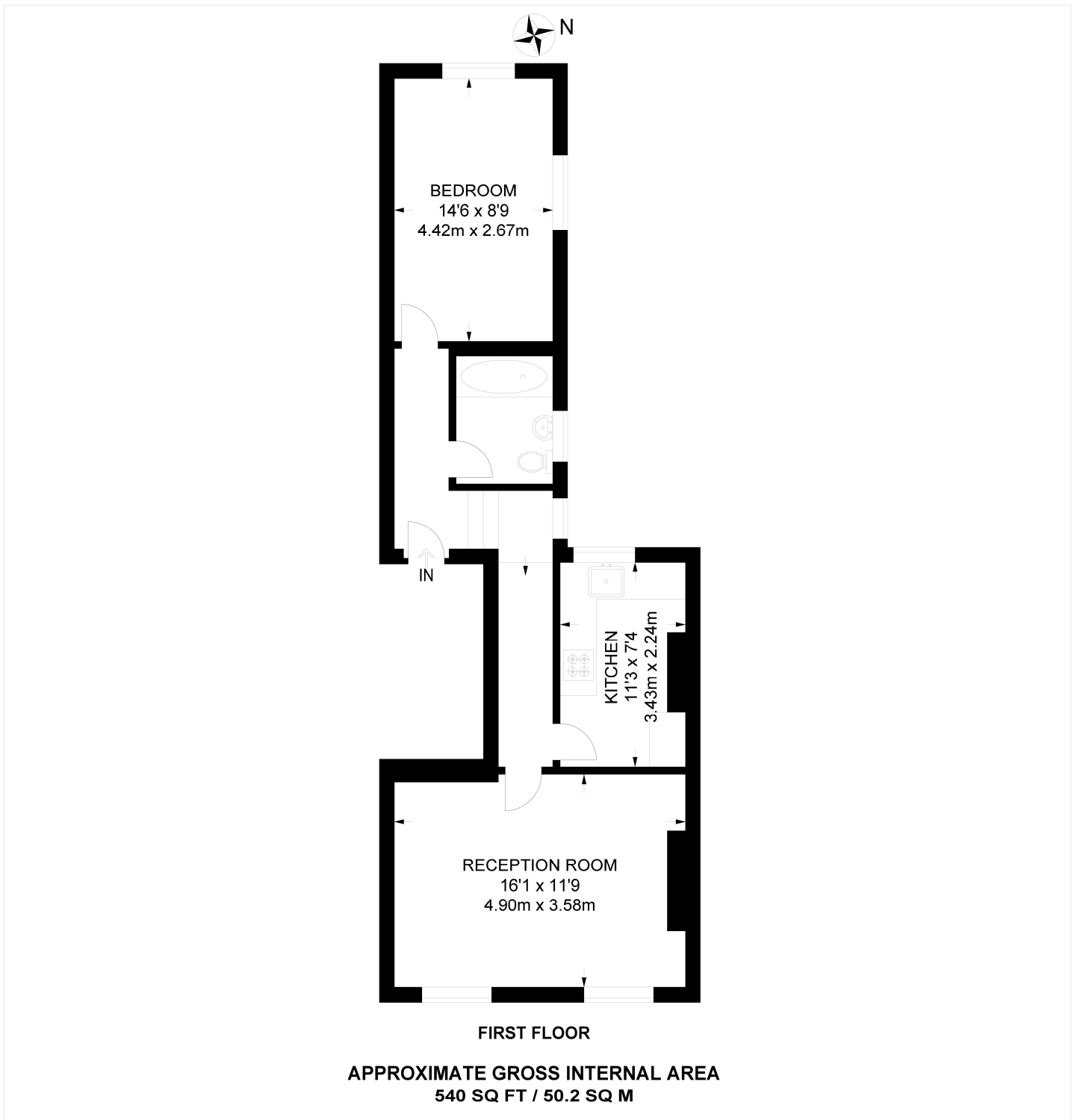
## DESCRIPTION:

A spacious one double bedroom flat, situated on a very popular road in SE22. Situated on the ever-popular Crystal Palace Road, is this spacious one double bedroom flat. Boasting a large reception, complete with wood flooring, high ceilings and large windows. A spacious separate kitchen, with lots of storage, large workspaces and built in appliances. The large double bedroom is situated to rear with dual aspect West facing windows, providing tonnes of natural light. The property is ideally situated to benefit from easy access to an array of local bars and restaurants on Lordship Lane. Transport links are provided via Denmark Hill for the overground, or direct links from East Dulwich station for London Bridge. The Picture House cinema is a short stroll and three parks are situated within a short walk. This is a fantastic property and early viewings are highly advised.

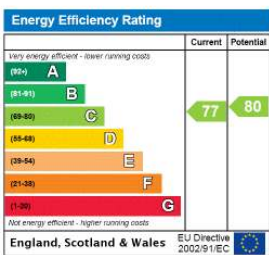
## AT A GLANCE

- One Double Bedroom
- First Floor Flat
- Large Reception Room
- Modern Kitchen
- Modern Bathroom
- Leasehold
- Central Location





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.



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