



Lordship Lane, East Dulwich, London, SE22

£375,000 *Leasehold*

Offering over 600 sq. ft. of well-planned living space, the property combines generous proportions with a warm and cosy atmosphere, making it an excellent choice for first-time buyers, professionals or those looking for a comfortable London home with excellent connectivity.

KEY FEATURES

- Attractive opportunity for first time buyers, professionals or investors.
- Excellent transport connections to Central London and The City.
- Highly sought after Lordship Lane Location
- Peckham Rye Park and other green spaces within easy reach
- Spacious one bedroom property offering over 600 sq.ft of accommodation
- Ample corridor space, great for additional storage
- Stones throw from East Dulwich station
- Great opportunity for FTB's and investors alike
- Ample storage in the loft space



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The reception room is bright and inviting, the high ceilings and windows along with the fireplace offer an inviting and relaxing space. The kitchen is conveniently positioned for everyday use and the bedroom offers a peaceful retreat, complemented by a well-appointed bathroom.

The location is a particular highlight. Set directly on Lordship Lane, the property is surrounded by an excellent selection of independent shops, cafés, restaurants, bars and everyday amenities, placing everything you could need practically on your doorstep. The immediate area has a vibrant village-like atmosphere, while still benefiting from easy access to central London.

For commuters, East Dulwich railway station is just a short distance away, providing convenient services towards London Bridge, while Denmark Hill station offers Overground and National Rail connections, providing excellent links across London and beyond.

For those who enjoy the outdoors, Peckham Rye Park and the surrounding green spaces are also close by, providing an ideal escape from the bustle of city life and excellent opportunities for walking, exercise and leisure.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 89 Years
Service Charge: £1,970 per annum (2026 charge)
Ground Rent: £75 Annually (subject to increase)
Council Tax Band: B
EPC rating: E

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.)

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:

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		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		



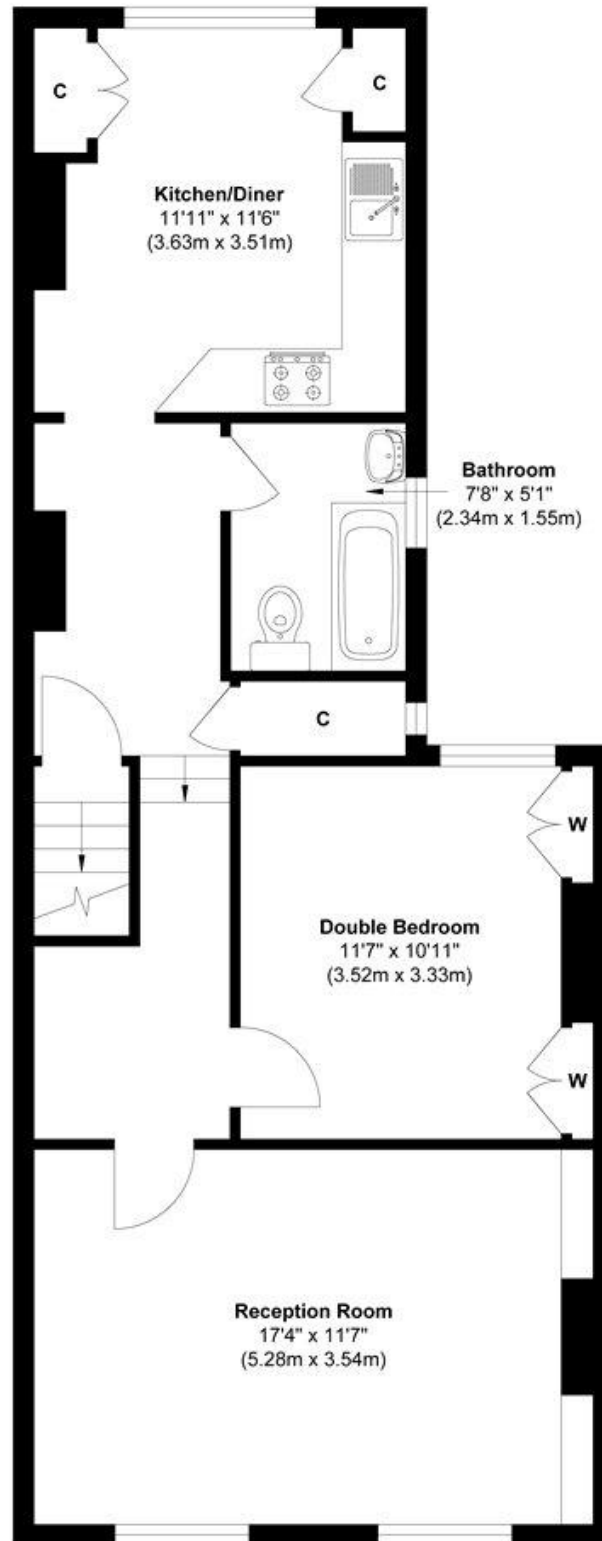
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Lordship Lane



First Floor

Approx. Gross Internal Floor Area 670 sq.ft / 62.26 sq. m

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

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