



**LORDSHIP LANE, EAST DULWICH, SE22
OFFERS IN EXCESS OF £600,000 SHARE OF FREEHOLD**

**A STUNNING AND PERFECTLY LOCATED FLAT,
SET WITHIN A HANDSOME BUILDING IN SE22
OFFERED TO THE MARKET CHAIN FREE.**

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

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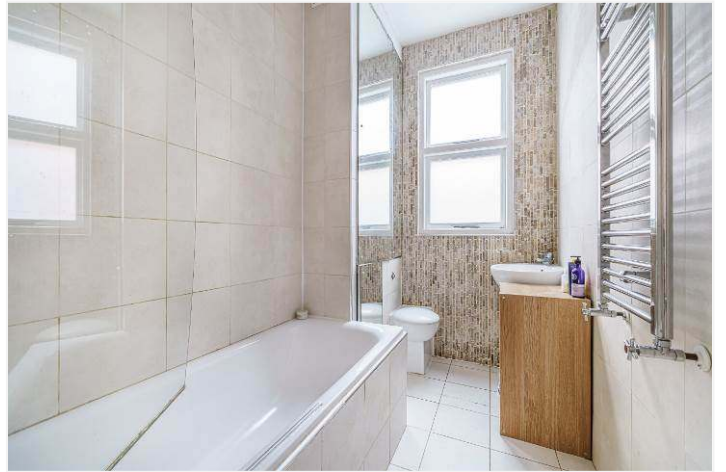


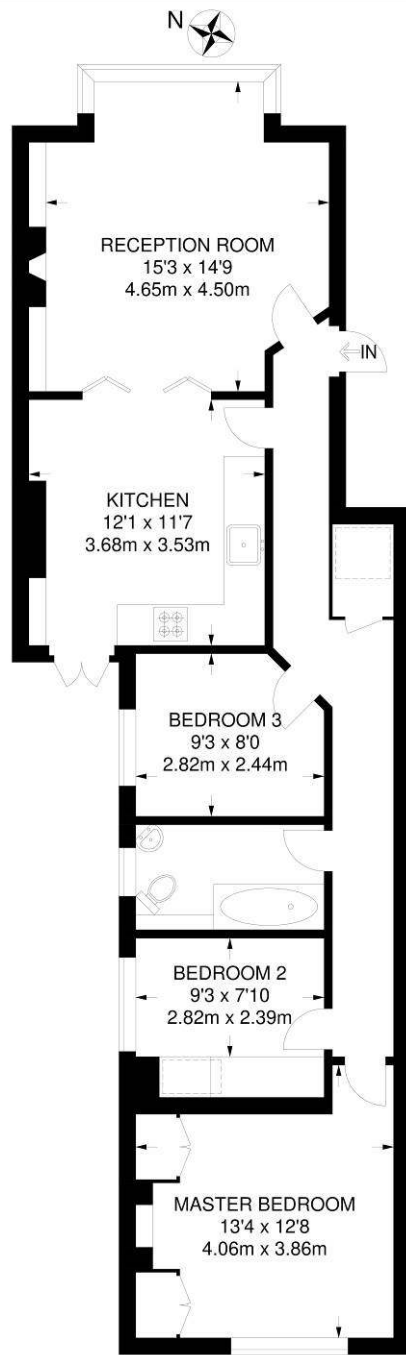
DESCRIPTION:

A stunning and perfectly located flat, set within a handsome building in SE22. This lovely property is offered to the market chain free and in great condition. Comprising a large reception with high ceilings and original wood flooring. Bi-fold doors divide the reception from the kitchen, boasting high ceilings, and original flooring as well as a fully fitted kitchen, and French doors leading out to the garden. The property further comprises a large double bedroom to the rear, a spacious family bathroom, and two smaller bedrooms ideal for a home office, nursery, or guest room. The garden is shared with the flat upstairs and West facing, providing fantastic sun in the summer evenings for a BBQ or relaxing. The property is situated in a prime location on Lordship Lane in a quiet residential section. Shops, bars, and restaurants are situated within a short-minute walk, alternatively, Dulwich Village is within a 10-minute walk. Transport links are provided via three stations, a short walk to East Dulwich station for direct links to London Bridge, and a bus to either Denmark Hill for the overground or Forest Hill for the East London line.

AT A GLANCE

- Three Bedrooms
- Ground Floor Flat
- Original Features Throughout
- Reception-Kitchen
- Family Bathroom
- West-Facing Shared Garden
- Chain Free





GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
842 SQ FT / 78.2 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		63	76
(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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