



**DOG KENNEL HILL, EAST DULWICH, SE22**  
**OIEO £550,000 LEASEHOLD**

**AN ARCHITECTURALLY DESIGNED TWO  
 DOUBLE BEDROOM MODERN DUPLEX  
 APARTMENT WITH TWO PRIVATE BALCONIES.**

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## DESCRIPTION:

This architecturally designed modern duplex, two double bedroom apartment with a private balcony, overlooking South London is situated in a fantastic location between Denmark Hill and East Dulwich. The property offers a bright well-designed living space with underfloor heating throughout, a bespoke modern kitchen, private balcony, downstairs cloakroom and stairs leading up to two good double bedrooms – one with a small private balcony and a family bathroom. The property also offers an external communal courtyard and a lift. Located within easy access to the bars, restaurants and shops on Lordship Lane and Bellenden Road. Transport is provided via both East Dulwich and Denmark Hill station with connections into Central London including links onto the East London tube line. This is a wonderful flat in a superb location.

## AT A GLANCE

- Two Double Bedrooms
- Modern Split Level Flat With A Lift
- Open Plan Kitchen-Living
- Modern Bathroom & Downstairs Cloakroom
- Two Private Balconies
- External Communal Courtyard
- Leasehold
- Excellent Transport Links

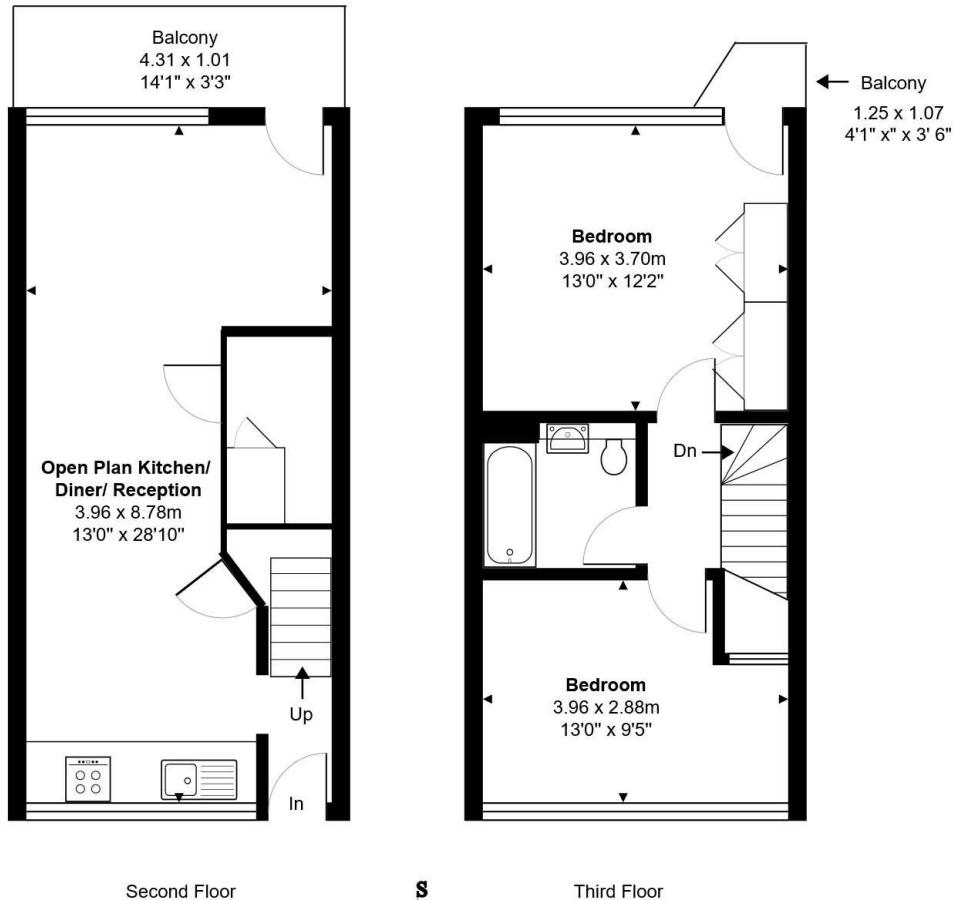




## Dog Kennel Hill, East Dulwich, SE22

Total Area: 69.5 m<sup>2</sup> ... 748 ft<sup>2</sup>

### External Communal Courtyard



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated.

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	77	77
(55-68)	D		
(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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