



**RUSSELL HOUSE, CHESTERFIELD GROVE, EAST DULWICH, SE22**  
**£625,000 LEASEHOLD**

**THIS BEAUTIFUL TWO DOUBLE-BEDROOM  
 NEW BUILD PROPERTY COMES WITH A  
 STUNNING COMMUNAL ROOF GARDEN.**

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

Tenure: Leasehold 117 Years, Service charge: £1,731 Per Annum, Ground Rent: £400 Per Annum  
 Council Tax Band D London Borough of Southwark

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## DESCRIPTION:

Perfectly located and offered in fantastic condition is this lovely, new build property. The property is situated in the heart of SE22, amongst the hustle and bustle of Lordship Lane, but within a short walk to many parks including Dulwich Park, Goose Green and Peckham Rye Park. The property comprises a spacious open-plan kitchen diner, complete with fully fitted kitchen with high end appliances, and ample storage space. The property further offers two spacious double bedrooms, one of which has an ensuite and a large family bathroom. Situated on Chesterfield Grove with easy access into the bars, restaurants and cinema on Lordship Lane, transport links are provided from both East Dulwich for direct links to London Bridge, Peckham Rye for the overground or a short bus to Brixton for the underground. These are truly stunning apartments in a superb location and early viewings are highly recommended.

## AT A GLANCE

- Two Double Bedrooms
- Second Floor Flat
- Open Plan Kitchen/Reception
- Bosch Integrated Appliances
- Stunning Bathroom & Shower Room
- Underfloor heating
- Leasehold
- Chain Free
- Communal Roof Top Garden & South Facing Balcony
- Cycle Storage

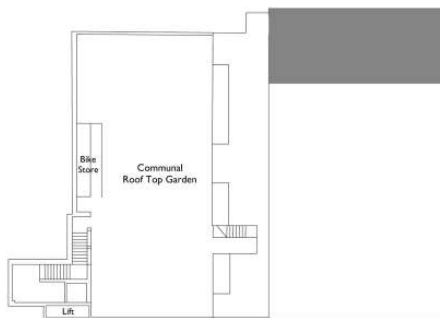




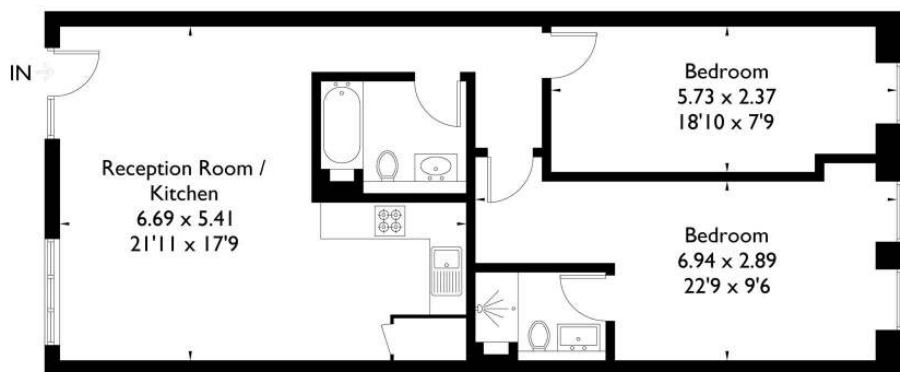


# Russell House, Chesterfield Grove, East Dulwich, SE22

Approximate Gross Internal Area  
75.5 sq m / 813 sq ft



Context Plan



Second Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 173154

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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	68	68
(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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