



Crystal Palace Road, East Dulwich, London, SE22

£475,000 *Share of Freehold*



This fantastic beautifully presented two double bedroom, ground floor maisonette is situated right in the heart of East Dulwich, just off Lordship Lane.

KEY FEATURES

- Two Double Bedrooms
- Ground Floor Maisonette
- Open Plan Kitchen-Reception
- Modern Kitchen
- Modern Bathroom
- Private Patio
- Central Location



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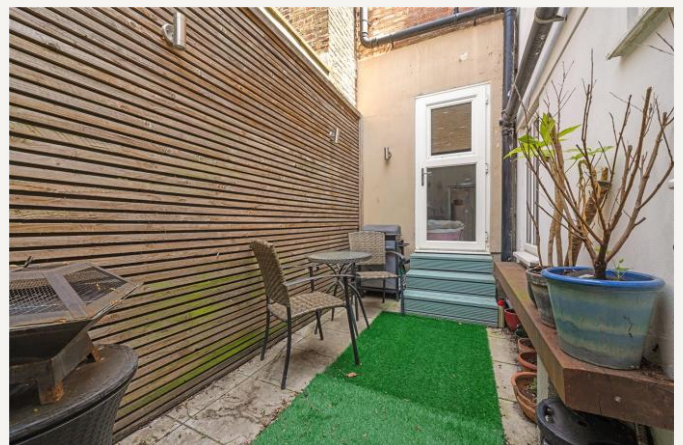
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The property offers a large wide open plan kitchen-living area with door out onto the patio garden to rear, two very good-sized double bedrooms and a modern bathroom. Located within easy reach of the bars, restaurants, shops and cinema on Lordship Lane as well as excellent transport links into Central London via East Dulwich or the bus network. This is a fantastic maisonette and early viewing is recommended.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 995 Years
Service Charge: £0 per annum
Ground Rent: £0
Council Tax Band: C
EPC rating: C

Mobile phone coverage:
EE (likely inside and outside)
Three (likely inside and outside)
O2 (likely inside and limited outside)
Vodafone (limited inside and outside)

(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.)

Available broadband: Ultrafast Broadband: FTTP Superfast Broadband: FTTC Standard Broadband: ADSL
Networks in your area: EE and Three (Information supplied by Ofcom)

Flood Risk: Very Low risk of surface water flooding and Very low risk river and sea flooding (Information supplied by gov.uk and purchasers are advised to seek their own legal advice)

Local Council: Southwark / Tax Band: C
EPC Rating: C

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.



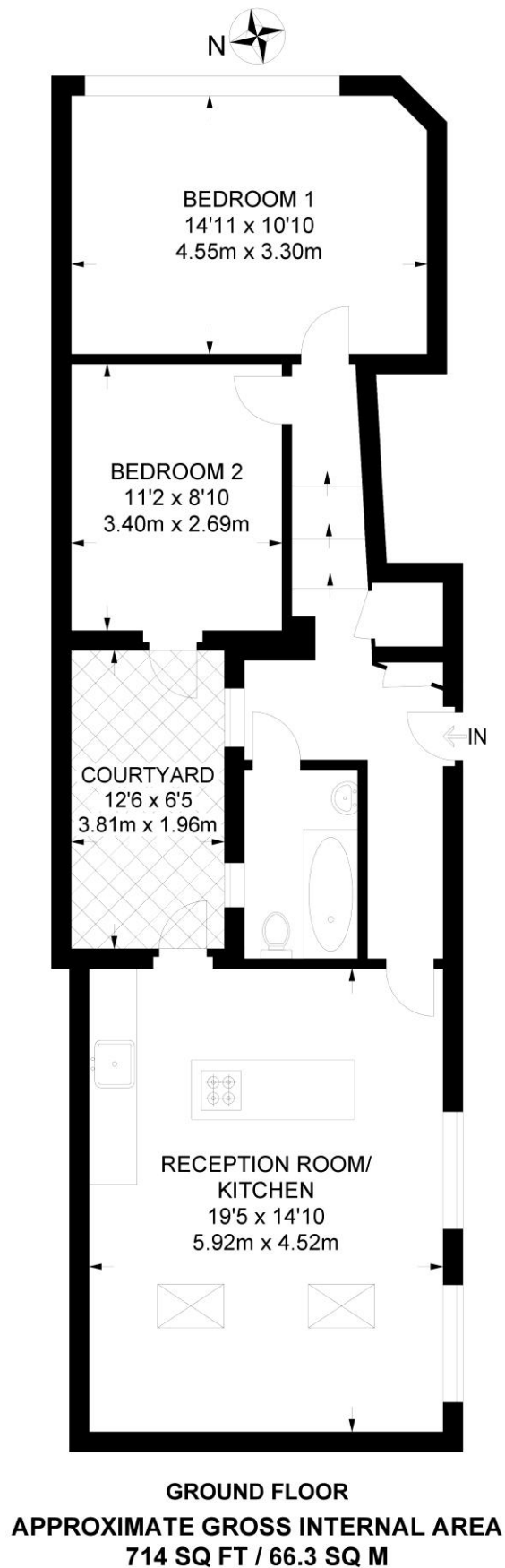
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	74	78
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DUL160678>

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.



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