



Beauval Road, East Dulwich, London, SE22

£800,000 *Leasehold*



This large split level two double bedroom, Victorian garden flat is situated in a prime location between Lordship Lane and Dulwich Village.

The property offers an impressive amount of space throughout, comprising a large reception with high ceilings and feature fire place. Two spacious double bedrooms, spacious family bathroom with a

KEY FEATURES

- Split Level Flat
- Large Reception
- Modern Kitchen
- Bathroom With Separate Shower Cubicle
- Rear Garden
- Victorian



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separate shower cubicle and a large family size kitchen with direct access down to a private section of garden to rear. The property is offered to the market chain free and offers easy access to the bars, restaurants and cinema on Lordship Lane as well as the many independent shops and eateries in Dulwich Village. The wide open green spaces of Dulwich Park are also on your doorstep as are several excellent primary schools. This is a superb flat in a prime location offered to the market chain free and therefore early viewing is recommended.

AGENT NOTES:

Mobile phone coverage:

EE Good outdoor and variable in-home)
Three (Good outdoor and variable in-home)
O2 (Good outdoor and variable 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.)

Available broadband: Ultrafast Broadband: FTTP

Superfast Broadband: FTTC

Standard Broadband: ADSL

Networks in your area: Virgin media, Openreach
(Information supplied by Ofcom)

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

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.

MATERIAL INFO

Tenure: Leasehold

Term: 175 years

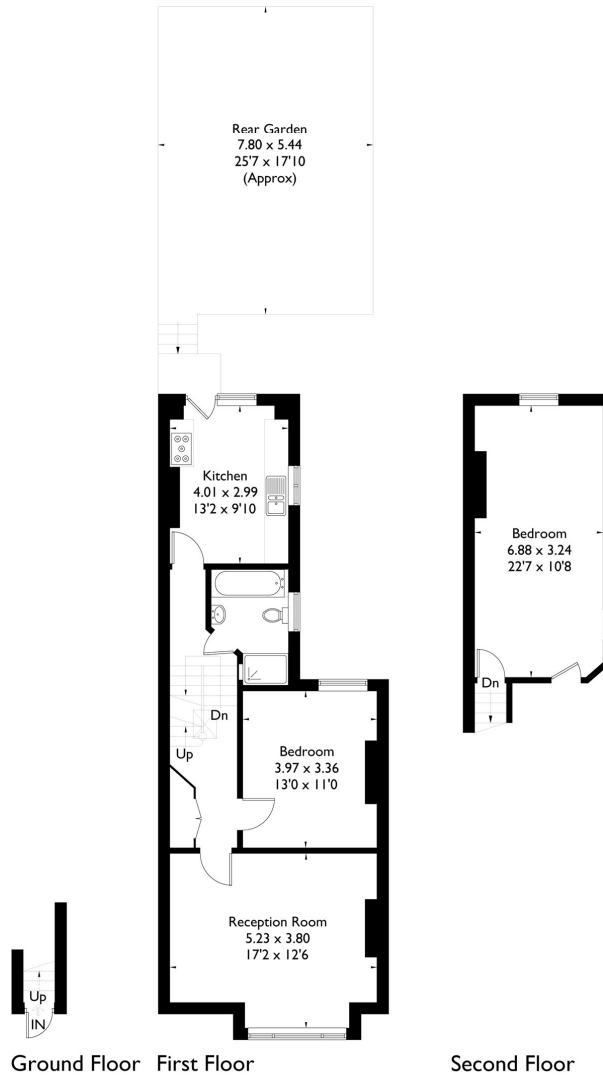
Council Tax Band: C

EPC rating: E



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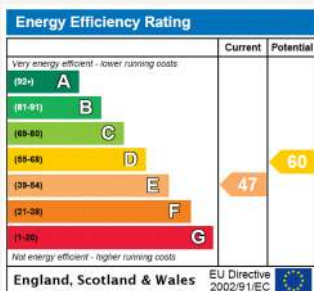
Approximate Gross Internal Area = 89.5 sq m / 963 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 176297

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.

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



<https://www.winkworth.co.uk/sale/property/DUL150823>

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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