



Walcot House, East Dulwich Estate, London, SE22

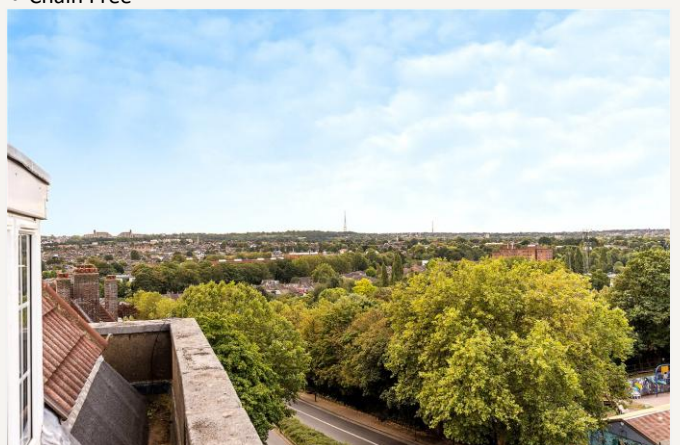
Guide Price £325,000 - £350,000 *Leasehold*



****Guide Price £325,000 - £350,000**** A very well-presented one-bedroom, top floor flat boasting far-reaching views across South London.

KEY FEATURES

- Top Floor Flat
- One Bedroom
- Open Plan Kitchen-Reception
- Bathroom
- Stunning Views
- Close To Peckham Rye & Denmark Hill Station
- Chain Free



Dulwich

020 8299 2722 | dulwich@winkworth.co.uk

Winkworth

for every step...



Finished to a high standard throughout, the property offers a bright and airy open-plan kitchen/reception space, a well-proportioned double bedroom, a modern shower room and excellent built-in storage.

Ideally positioned in the heart of East Dulwich, the property is moments from the vibrant amenities of Lordship Lane, while also within easy reach of Peckham Rye and Denmark Hill station, both offering excellent transport links including connections to the East London Line and central London.

This is an ideal purchase for first-time buyers or a smart investment opportunity, combining stylish interiors with a highly sought-after and well-connected location.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 114 years
Service Charge: £1500 per annum
Ground Rent: £200 Annually
Council Tax Band: B
EPC rating: C

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and variable in-home)
O2 (Good outdoor and in-home)
Vodafone (Good outdoor and variable 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 / Fibre to the Premises / Full fibre / Gigabit fibre
Superfast Broadband: FTTC / Fibre to the Cabinet / Superfast / SoGEA
Standard Broadband: ADSL / Asymmetric Digital Subscriber Line / Copper broadband
Networks in your area: Virgin media, Openreach
(Information supplied by Ofcom)

Flood Risk: Very low risk of 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)

Tenure: Leasehold

Local Council: Southwark / Tax Band: B
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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



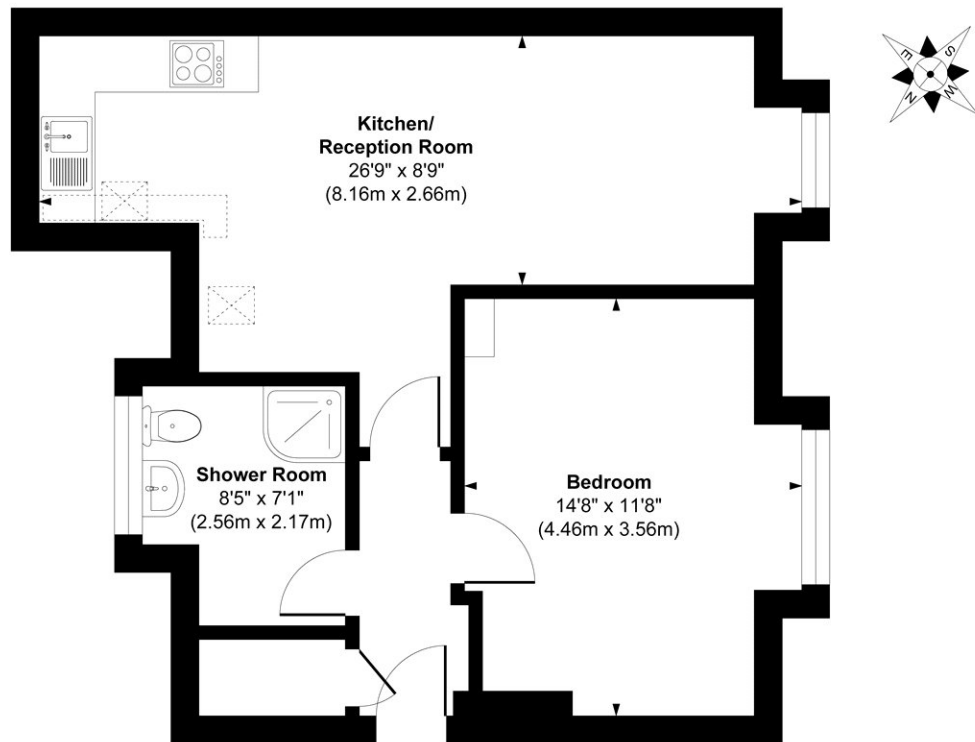
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DUL190361>

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.

Dog Kennel Hill



Fourth Floor

Approx. Gross Internal Floor Area 517 sq. ft / 48.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Dulwich

020 8299 2722 | dulwich@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.