



Landells Road, SE22

£500,000 *Share of Freehold*

A beautifully presented first-floor two-bedroom apartment occupying an end-of-terrace period property in the heart of East Dulwich. Offered chain-free as a share of freehold, with its own private entrance and recently refurbished throughout, the flat combines period character with modern finish. The dual-aspect reception enjoys exceptional natural light from windows on multiple elevations.

- Two double bedrooms
- Separate kitchen and living area
- Bathroom with both bath and separate shower
- Excellent South East London location
- Close to popular Lordship Lane and its array of amenities
- Situated between Dulwich Park and Peckham Rye Park
- Close to North Dulwich and East Dulwich railway stations
- Period property
- End-of-terrace position
- First floor with own private entrance (no shared communal hallway)
- Share of Freehold
- Chain-free
- Dual-aspect reception



KEY FEATURES



Dulwich

020 8299 2722 | dulwich@winkworth.co.uk



The property comprises two generous double bedrooms, a separate kitchen and spacious living area, providing excellent separation between living and entertaining spaces. The bathroom is well equipped with both a shower and a bath.

The property benefits from an enviable location, with the popular Lordship Lane just a short distance away, offering a fantastic selection of independent shops, cafés, restaurants, bars and everyday amenities. The local amenities of Honor Oak are also within easy reach.

For those who enjoy outdoor space, the property is ideally positioned between two of the area's most popular green spaces, Dulwich Park and Peckham Rye Park, providing plenty of opportunities for walking, exercise and leisure.

Excellent transport connections are also close by, with North Dulwich and East Dulwich railway stations, all providing quick and convenient links into the City and beyond.

An excellent opportunity to live in a well-connected and highly sought-after South East London location, with an array of amenities, green spaces and transport links right on the doorstep.



MATERIAL INFORMATION

Tenure: Share of Freehold
Council Tax Band: C
EPC rating: D

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and 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.)

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

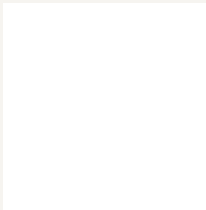
Available Broadband:
Fibre to the Cabinet Broadband
Full Fibre Broadband

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		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

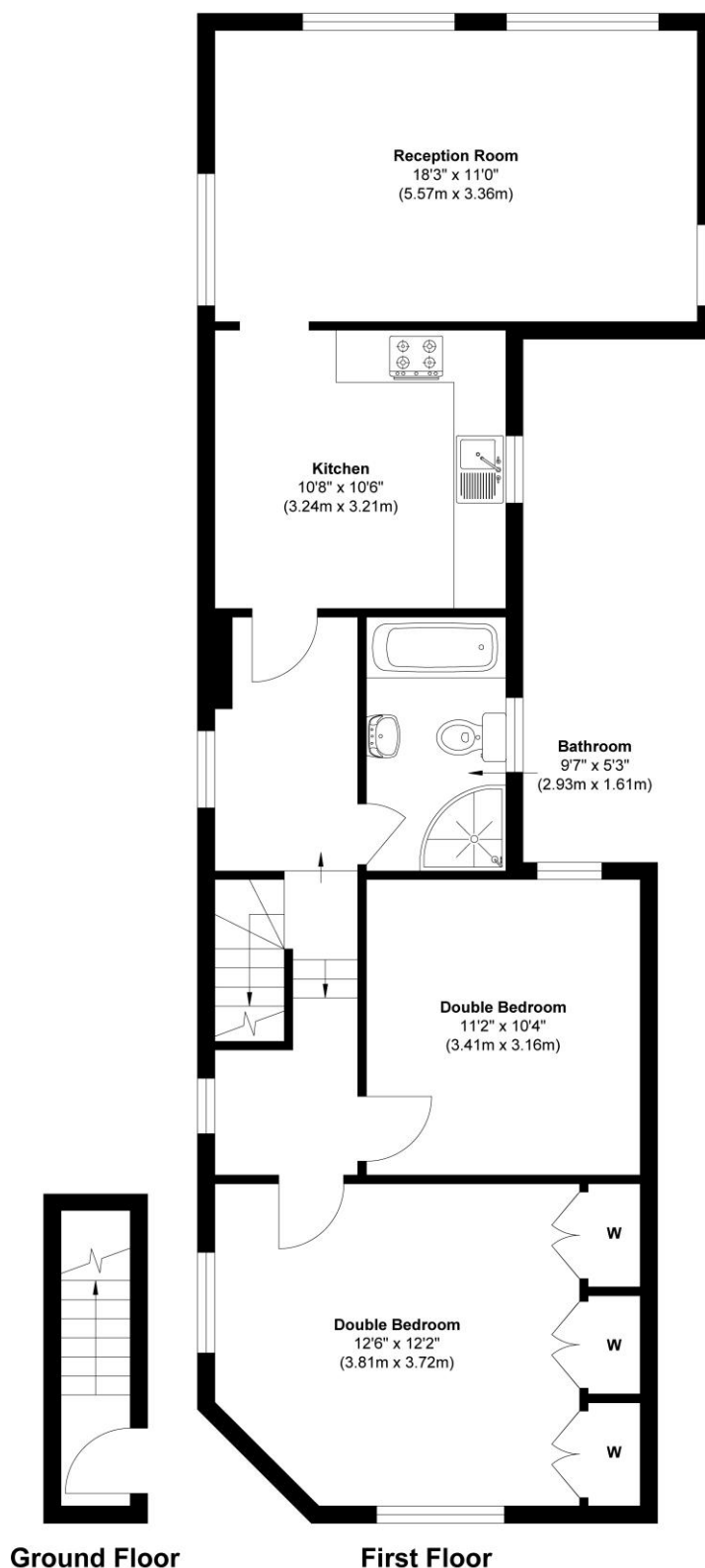
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DUL260294>

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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Approx. Gross Internal Floor Area 837 sq.ft / 77.85 sq. m

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

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