



EAST DULWICH ROAD, EAST DULWICH, LONDON, SE22
OIEO £300,000 LEASEHOLD

A GREAT OPPORTUNITY TO PURCHASE A LARGE STUDIO APARTMENT IN SE22.

DESCRIPTION:

This stunning, well located flat is finished to a fantastic standard. Boasting a large fully fitted kitchen, wood effect flooring and French doors that lead out to a large private, south facing terrace. The property is situated on the boundary line between East Dulwich and Peckham Rye. Lordship lane and Bellenden Road are a stones throw with their impressive array of shops, bars and restaurants. East Dulwich Road is increasingly popular and new independent shops are popping up all the time. Peckham Rye Park is situated a short walk and the property overlooks Goose Green, so large open spaces aren't a miss. Transport links are easily provided via Denmark Hill and Peckham Rye for the overground and East Dulwich for direct links to London Bridge.

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Leasehold 115years | Council Tax Band C – London Borough of Southwark

winkworth.co.uk

AT A GLANCE

- One Bedroom
- Second Floor Modern Flat
- Open Plan Kitchen-Reception
- Integrated Kitchen Appliances
- Modern Shower Room
- Leasehold
- Chain Free
- Excellent Location

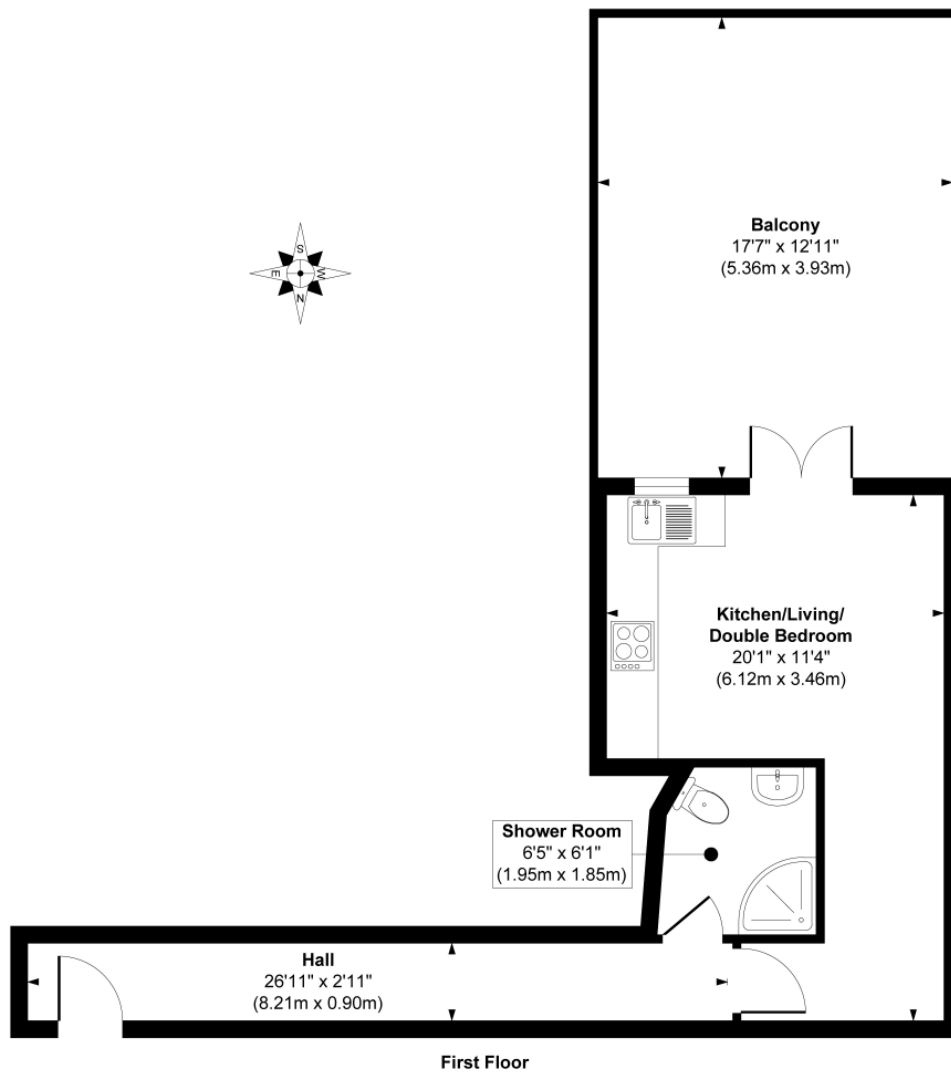
Winkworth

See things differently





East Dulwich Road



Approx. Gross Internal Floor Area 307 sq. ft / 28.58 sq. m

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

Produced by Elements Property

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		
(91-100) A		
(81-90) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Winkworth

[winkworth.co.uk](https://www.winkworth.co.uk)

See things differently

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.