



CRYSTAL PALACE ROAD, EAST DULWICH, SE22
£625,000 LEASEHOLD

**THIS FANTASTIC TWO DOUBLE BEDROOM
GROUND FLOOR GARDEN FLAT IS SITUATED
IN THE HEART OF EAST DULWICH.**

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

Tenure Leasehold – 105 years approx. | Council Tax Band D – London Borough of Southwark | Service Charge £1420 pa | Ground Rent £100

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DESCRIPTION:

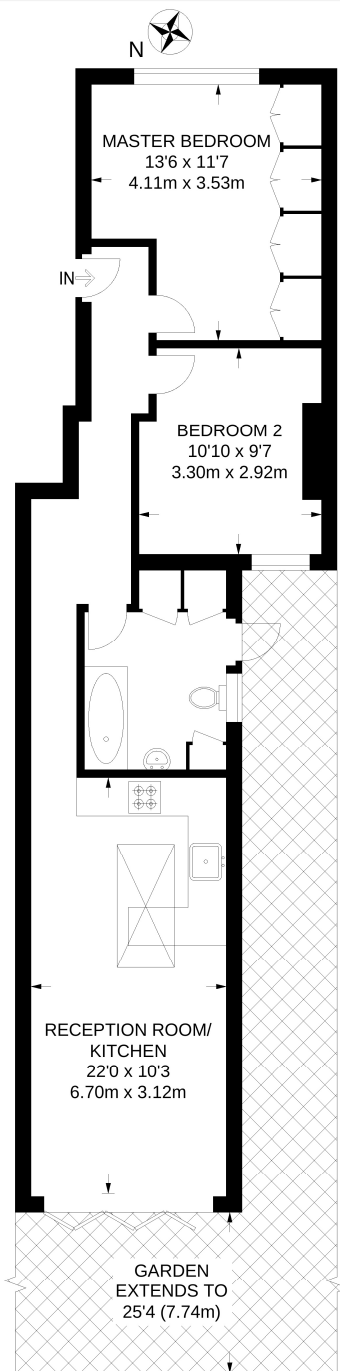
A fantastic two double bedroom ground floor garden flat situated in the heart of East Dulwich. The property comprises a large double bedroom to front, finished to an impeccable standard including built in wardrobes and large ceiling. The second double bedroom is spacious, boasting wood flooring, high ceilings and lots of natural light. The open plan kitchen reception is situated to the rear, with doors leading out to a large, sunny, west facing garden. The kitchen is fully fitted, including engineered wood flooring throughout, a large sky light, a breakfast bar and ample workspace. The property is ideally situated to benefit from easy access to an array of local bars and restaurants on Lordship Lane. Transport links are provided via Denmark Hill for the overground, or direct links from East Dulwich station for London Bridge. The Picture House cinema is a short stroll and three parks are situated within a short walk. This is a fantastic property and early viewings are highly advised.

AT A GLANCE

- Two Double Bedrooms
- Ground Floor Flat
- Kitchen- Reception
- Fully-Fitted Kitchen
- Large Bathroom
- West Facing Garden
- Leasehold
- Excellent Location



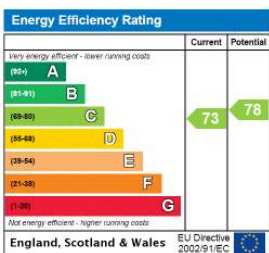




GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
658 SQ FT / 61.1 SQ M

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.



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