



East Dulwich Road, East Dulwich, London, SE22

£350,000 *Leasehold*



Situated on East Dulwich Road is this well-proportioned one-bedroom apartment offering just under 500 sq ft of well-designed living space, complemented by two Juliet-style balconies.

#### KEY FEATURES

- One-bedroom apartment
- Open-plan kitchen and reception room
- Two Juliet-style balconies
- Close to Goose Green and Peckham Rye Park
- Close to East Dulwich, Peckham Rye and Denmark Hill stations



**Dulwich**

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The property features a bright and welcoming open-plan kitchen and reception room, creating a versatile space ideal for both relaxing and entertaining. The contemporary layout makes excellent use of the available space, while the Juliet balconies bring an appealing sense of light and openness to the living accommodation.

The bedroom is well proportioned and provides a comfortable retreat, with a modern bathroom completing the accommodation.

The location is a particular highlight. The property is situated close to Goose Green and Peckham Rye Park, providing an excellent balance between the vibrancy of South East London and access to attractive green open spaces. The popular amenities of Lordship Lane and Peckham are also within easy reach, offering an excellent selection of independent shops, cafés, restaurants, bars and everyday conveniences.

For commuters, East Dulwich railway station is nearby, while Peckham Rye and Denmark Hill stations provide further excellent transport connections across London.

Combining a desirable East Dulwich location with well-planned accommodation, an open-plan living space and two Juliet-style balconies, this attractive one-bedroom flat would make an ideal first home, London pied-à-terre or investment opportunity.



MATERIAL INFORMATION

Tenure: Leasehold  
Term: 114 years and 4 months  
Service Charge: £1,334.00 PA - The service charge this year is as stated due to roof works. Property insurance is mandatory at £468.10  
Ground Rent: £200 PA  
Council Tax Band: TBC  
EPC rating: B

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

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)

Full Fibre Broadband:  
Fibre to the Cabinet 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             | 81 B    | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

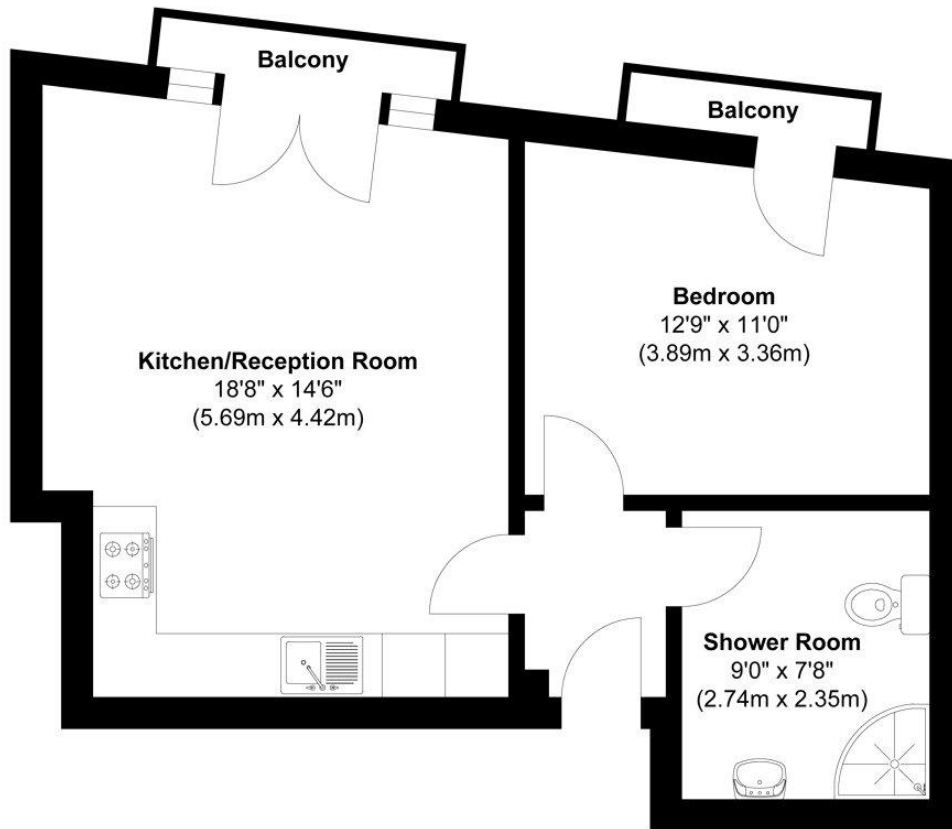
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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### Third Floor

**Approx. Gross Internal Floor Area 492 sq.ft / 45.80 sq. m**

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

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