



East Dulwich Road, East Dulwich, London, SE22

£750,000 *Leasehold*

3 2 1

Fresh and rarely available to the market is this stunning, three-bedroom split level maisonette situated in a fantastic location in SE22.

#### KEY FEATURES

- Split Level Maisonette
- Two Reception Rooms
- Separate Kitchen
- Built-in Wardrobes
- Original Features Throughout
- Great Views over Goose Green and of the city
- Garden



Dulwich

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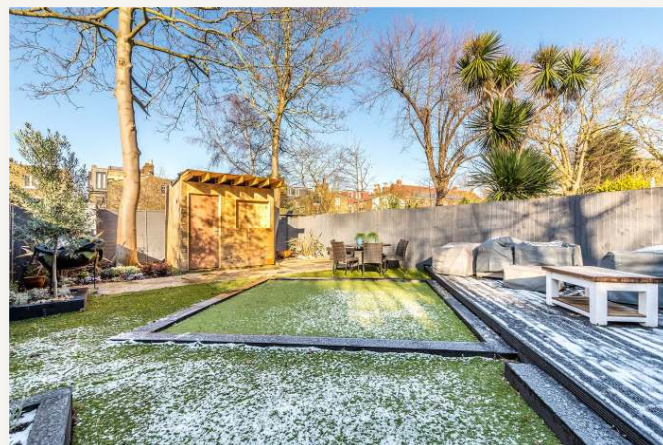


Situated on one of SE22's most sought after locations, overlooking Goose Green to the front and The City to the rear.

Comprising a fully fitted kitchen to rear with views towards the gardens and a stunning open living space with fantastic north facing views, stunning original features and original fireplace. The living space is bright and airy and tastefully decorated.

The second reception is situated towards the front of the property and boasts great views over Goose Green, it is also tastefully finished, including built in storage and shelves and lovely wooden floors. Furthermore, to this floor is a small double which is currently used as a home office. The top floor boasts the large master bedroom and a small single with built-in wardrobes and a stunning wet room.

Further benefits include a large private garden to rear, complete with a large decked area and shed. The location is fantastic, a short walk to Lordship Lane and Bellenden Road offers access extensive shops, bars and restaurants. East Dulwich station and Peckham Rye station offer fantastic transport links to London Bridge, Victoria, Farringdon, Blackfriars and other major London terminals.



MATERIAL INFORMATION

Tenure: Leasehold  
Term: 957 Years  
Council Tax Band: B  
EPC rating: E

AGENT NOTES:

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.)

Available broadband: Ultrafast Broadband: FTTP  
Superfast Broadband: FTTC  
Standard Broadband: ADSL  
Networks in your area: Virgin media, Openreach  
(Information supplied by Ofcom)

Flood Risk: Medium 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)

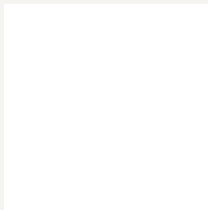
Tenure: Leasehold

Local Council: Southwark / Tax Band: B  
EPC Rating: E

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.



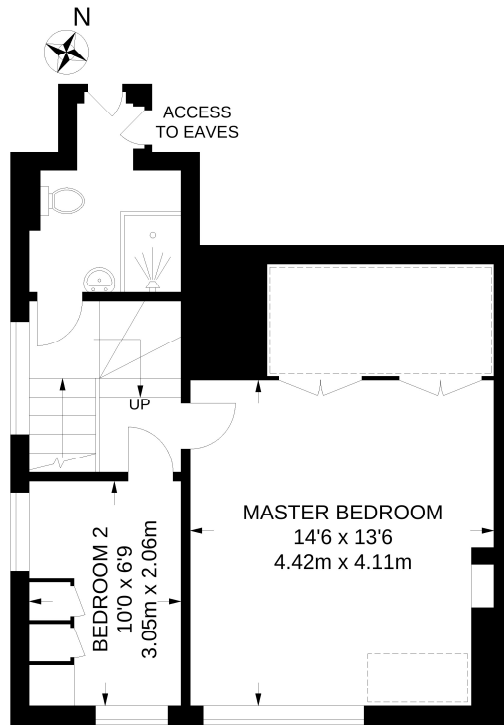
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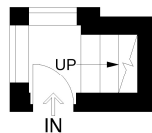
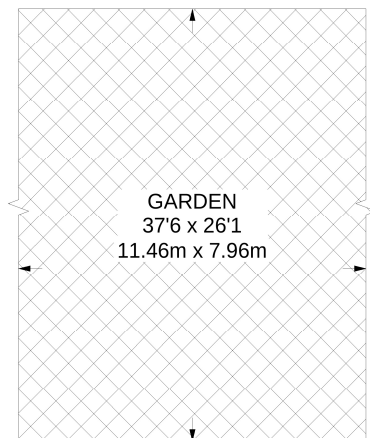
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

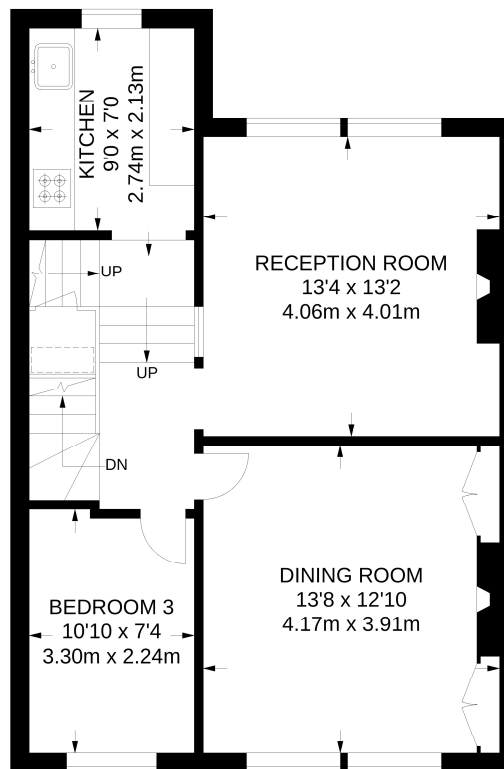




**SECOND FLOOR**  
442 SQ FT / 41 SQ M



**GROUND FLOOR**  
14 SQ FT / 1.3 SQ M



**FIRST FLOOR**  
610 SQ FT / 56.7 SQ M

**APPROXIMATE GROSS INTERNAL AREA**  
1066 SQ FT / 99 SQ M

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