



Lordship Lane, East Dulwich, London, SE22

£500,000 *Leasehold*



Set in the heart of East Dulwich, this well-proportioned three-bedroom split-level flat offers generous interiors, high ceilings, and a prime SE22 location directly on vibrant Lordship Lane.

#### KEY FEATURES

- Three-Bedroom
- Split-Level Flat
- In the Heart of East Dulwich
- Suited for First-Time Buyers
- Excellent Transport Links
- Nearby Green Spaces



Dulwich

020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

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Spread across three floors of a period building above and behind commercial premises, this flat combines excellent space with urban convenience. The property is arranged over three floors, creating a clear separation between living and sleeping areas. On the lower level, you'll find a large kitchen, functional and well-sized, with scope for modernisation or personalisation.

The first floor boasts a light-filled reception room with ample space for lounging and dining, a family bathroom and double bedroom. The second floor comprises two comfortable bedrooms. With its split-level layout, this home offers a sense of space and flexibility rarely found in flats.

The property is well-suited to first-time buyers, professional sharers, or investors looking for a strong rental location. Situated above a quiet commercial unit, the flat benefits from being in the very heart of East Dulwich, surrounded by independent shops, cafés, restaurants and excellent bus and rail connections. East Dulwich Station is within easy reach, offering direct trains to London Bridge, while nearby parks such as Dulwich Park and Peckham Rye provide green space and leisure options. This is a fantastic opportunity to acquire a generously sized, well-located flat in one of South London's most sought-after postcodes.





MATERIAL INFORMATION

Tenure: Leasehold  
Term: 89 year and 9 months  
Council Tax Band: C  
EPC rating: D

Mobile phone coverage:  
EE (likely inside and outside)  
Three (likely inside and outside)  
O2 (likely inside and limited outside)  
Vodafone (limited inside and outside)

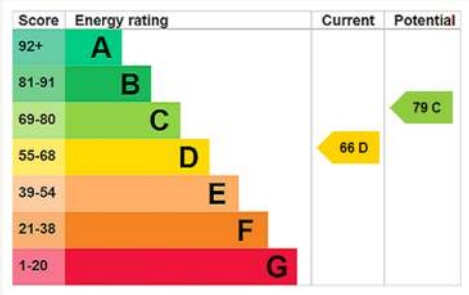
(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Available broadband: Ultrafast Broadband: FTTP Superfast  
Broadband: FTTC Standard Broadband: ADSL  
Networks in your area: EE and Three (Information supplied by Ofcom)

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

Local Council: Southwark / Tax Band: C  
EPC Rating: TBC

Floor plan: Whilst every attempt has been made to ensure accuracy, all measure



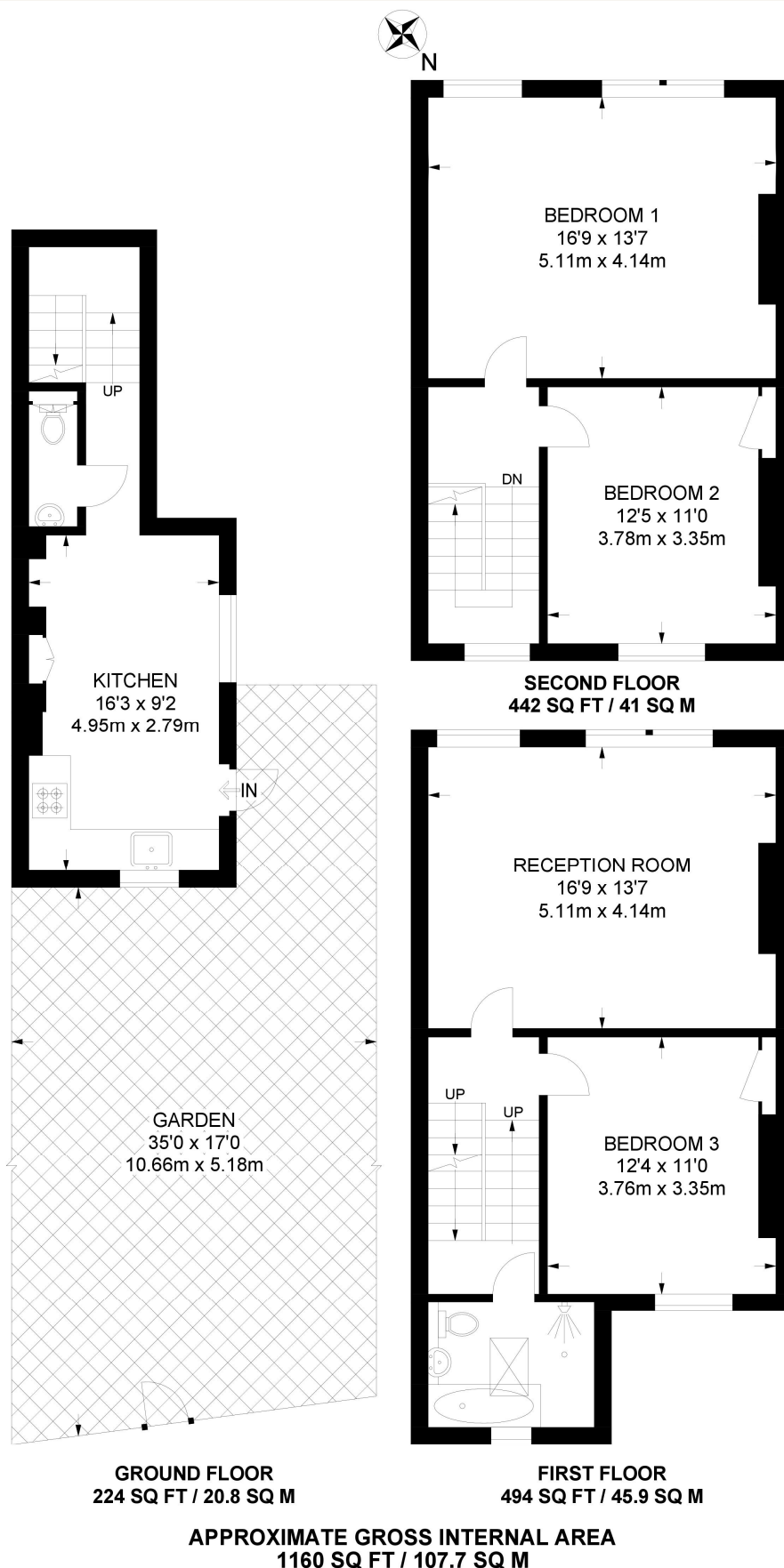
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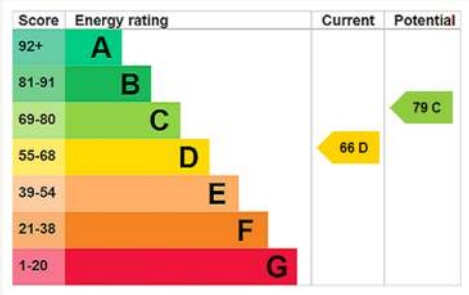
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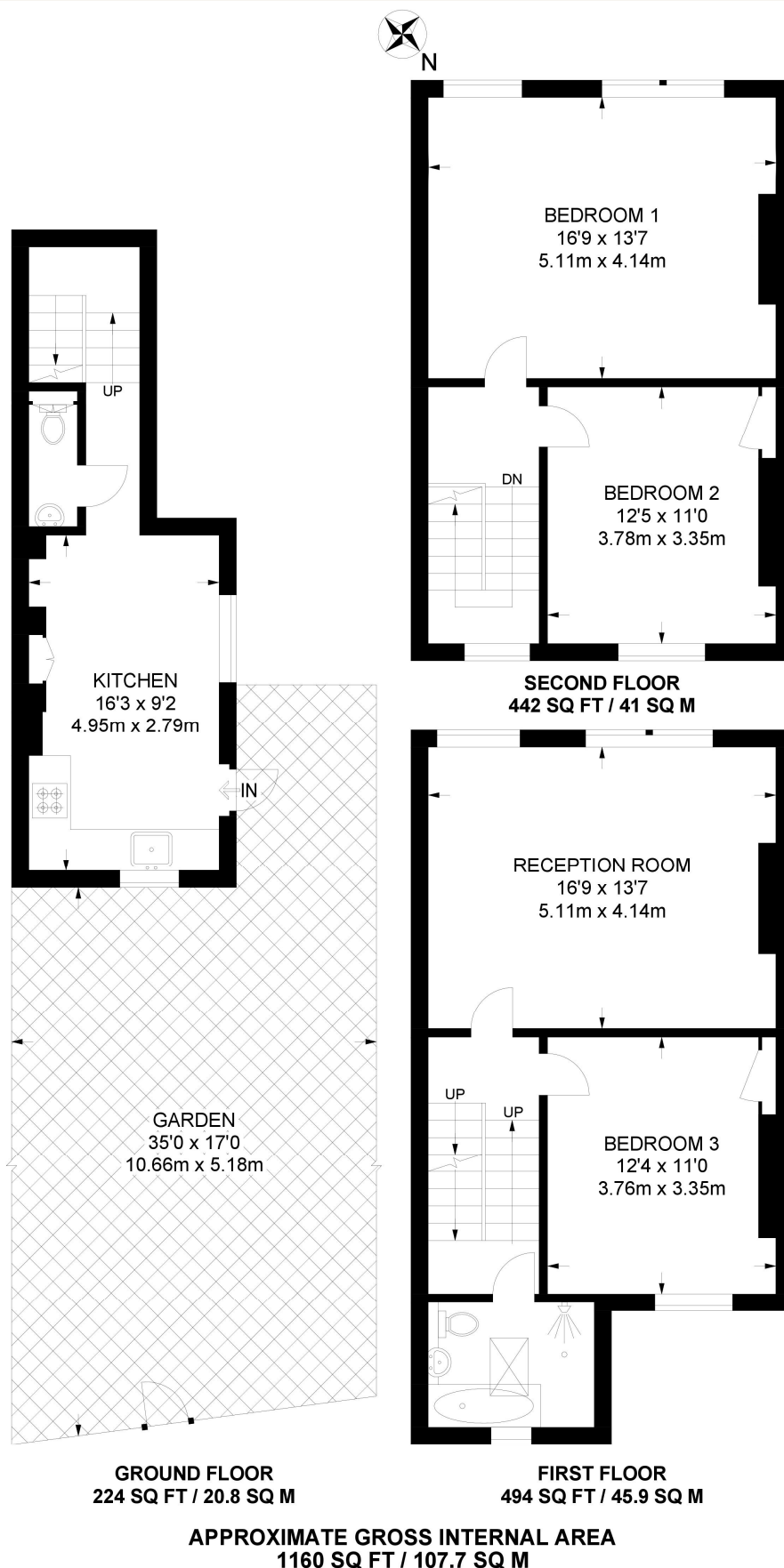
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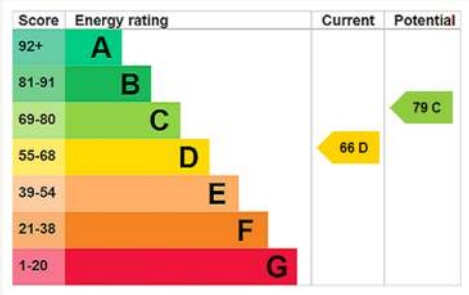
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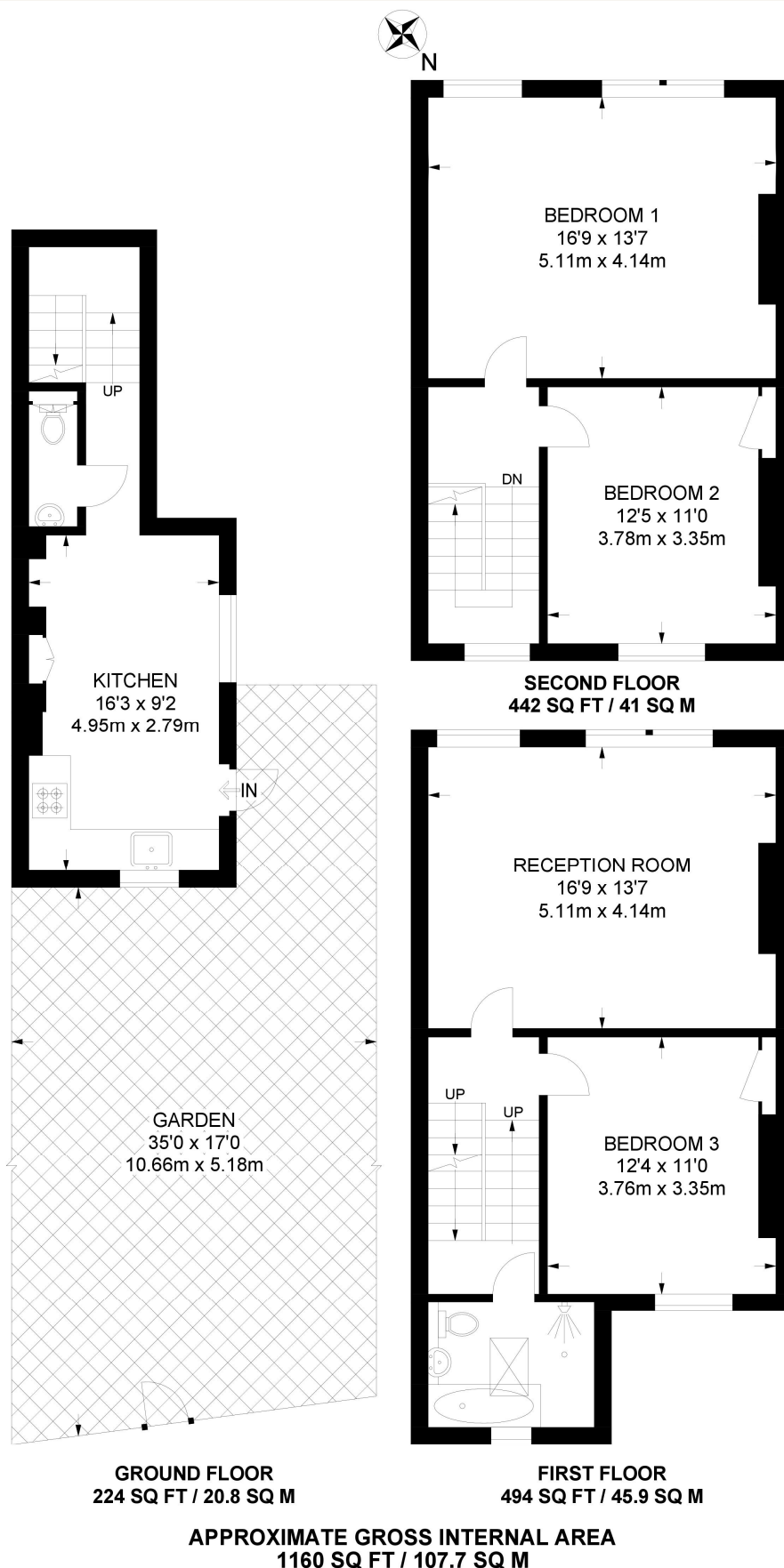
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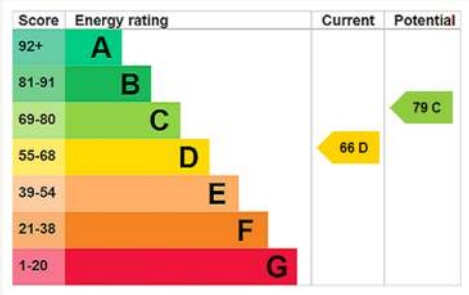
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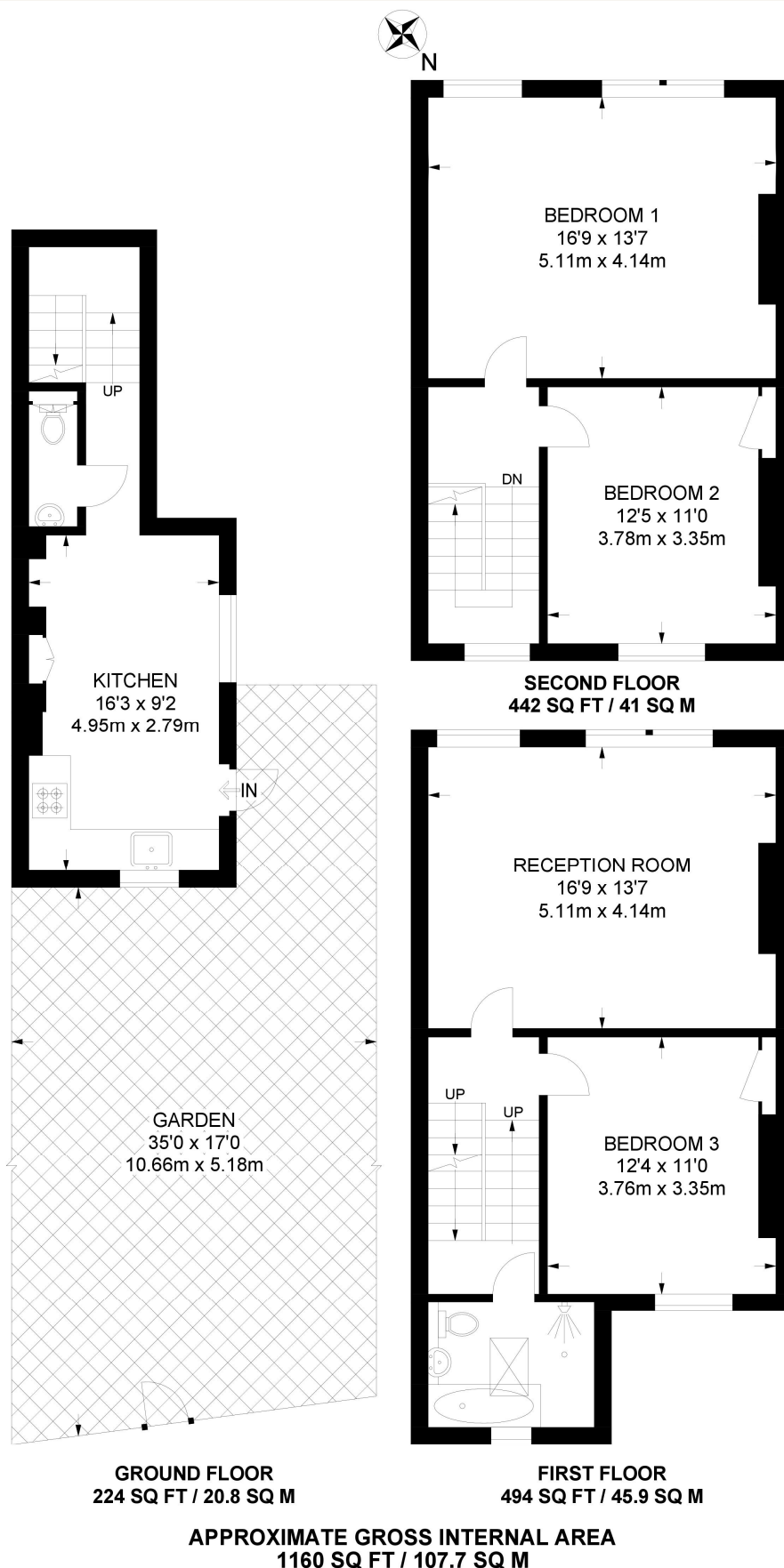
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