



Streamline Court, East Dulwich, London, SE22

£450,000 *Leasehold*

Set within a sought-after residential location, this impressive apartment offers a generous and well-balanced layout, combining contemporary living with excellent access to some of South East London's most desirable amenities and green spaces.

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KEY FEATURES

- Over 800 sq. ft. of living space
- En-suite
- Bright and spacious throughout
- Open-plan living and kitchen area
- Kitchen with breakfast bar
- Private balcony
- Moments from Dulwich Park
- Close to West Dulwich railway station and Forest Hill Overground
- Convenient for Lordship Lane
- Close to Horniman Museum and Gardens



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At the heart of the property is a bright and spacious open-plan living and kitchen area. The kitchen features a convenient breakfast bar, while large windows allow an abundance of natural light to flow throughout the principal living space.

The property benefits from two well-proportioned double bedrooms, including a principal bedroom with a private en-suite bathroom, in addition to a separate family bathroom. A private balcony provides outdoor space.

With over 800 sq. ft. of internal living space, the apartment offers excellent proportions throughout and is ideally suited to professionals, couples or those looking for a well-connected London home with plenty of space.

The property is positioned just a stone's throw from the open green spaces of Dulwich Park, while West Dulwich railway station is within easy reach, providing quick connections into central London and beyond. Forest Hill Overground station is also close by, offering further excellent transport links across the capital.

The vibrant amenities of Lordship Lane are nearby, with a fantastic selection of independent shops, cafés, restaurants and everyday conveniences. The renowned Horniman Museum and Gardens is also within easy reach, providing a wonderful cultural and recreational destination.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 99 year and 10 months
Service Charge: £1207.69 per annum
Ground Rent: £ 200 Annually (subject to increase)
Council Tax Band: D
EPC rating: C

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

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		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

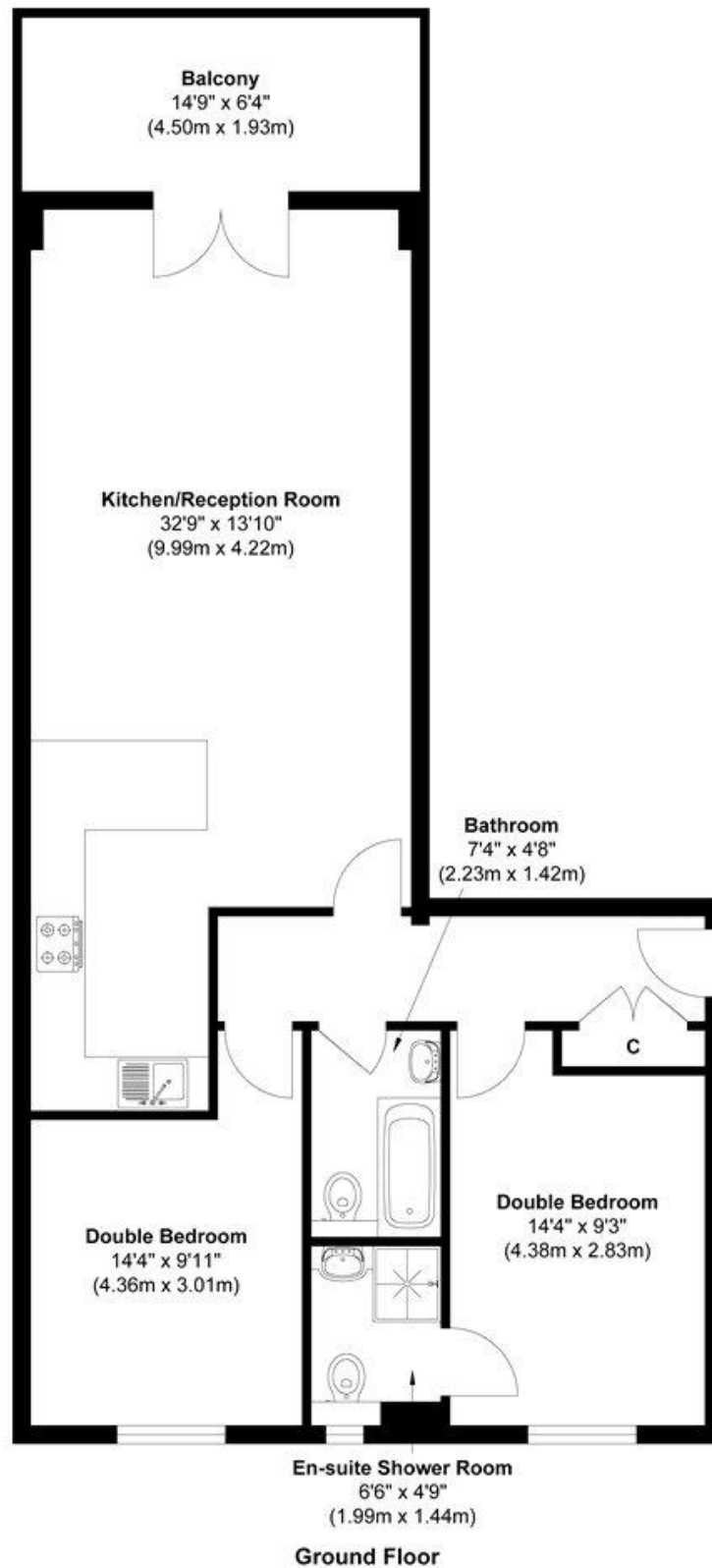
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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Approx. Gross Internal Floor Area 833 sq.ft / 77.40 sq. m

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

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