



LANDCROFT ROAD, EAST DULWICH, SE22  
**£475,000 SHARE OF FREEHOLD**

## A STUNNING GARDEN FLAT, SITUATED ON A PRETTY TREE-LINED ROAD IN SE22.

### DESCRIPTION:

A stunning garden flat, situated on a pretty tree-lined road in SE22. This charming flat offers a bright reception with bay window and wood floors, one double bedroom, a modern bathroom and an eat-in kitchen-diner with doors leading out onto a private West-facing Garden to the rear. The property is within easy access to the bars and restaurants on Lordship Lane. The open green spaces of Dulwich Park, Peckham Rye Park, and Goose Green and also within easy access to direct links to Central London via East Dulwich or the overground connections at Denmark Hill. The property boasts further extension potential STPP.

### AT A GLANCE

- One Bedroom
- Ground Floor Flat
- Period Conversion
- Reception Room
- Separate Kitchen
- Private West-Facing Garden
- Chain Free

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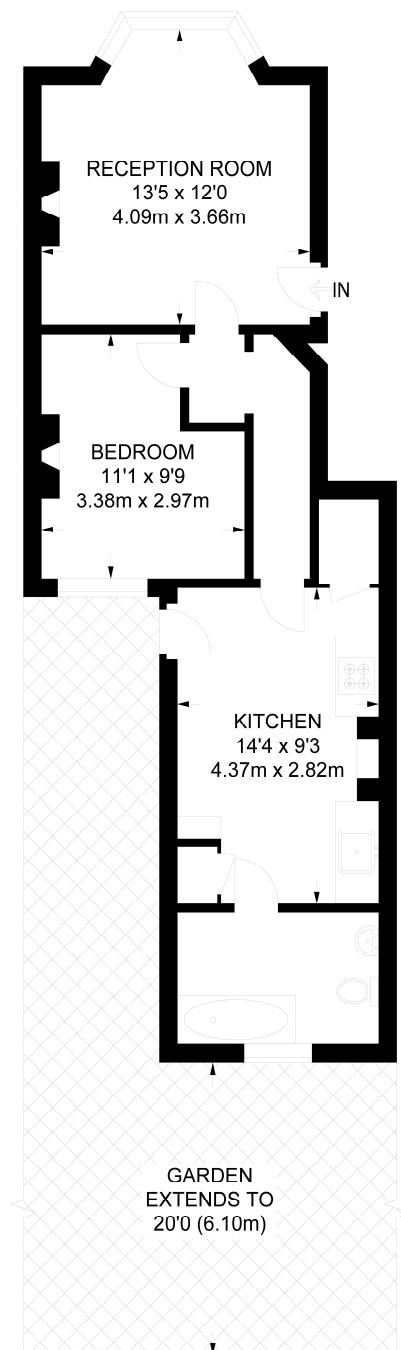
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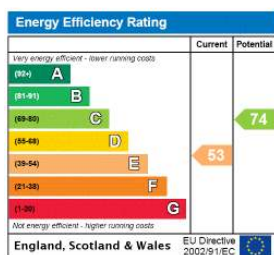




GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
496 SQ FT / 46.1 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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