



(GFF) Crystal Palace Road, East Dulwich, London, SE22

£400,000 *Share of Freehold – Offers in excess of*



KEY FEATURES

A charming and generously proportioned 631 sq.ft. ground floor one-bedroom flat, set within an attractive period property on the sought-after Crystal Palace Road in the heart of East Dulwich.

- Ground floor one-bedroom flat in a desirable East Dulwich location
- Excellent transport links via London Overground at (Forest Hill and Denmark Hill overground) plus nearby East Dulwich railway station.
- Close to the cafés, restaurants, parks and amenities of Lordship Lane and Dulwich Village



Dulwich

020 8299 2722 | dulwich@winkworth.co.uk



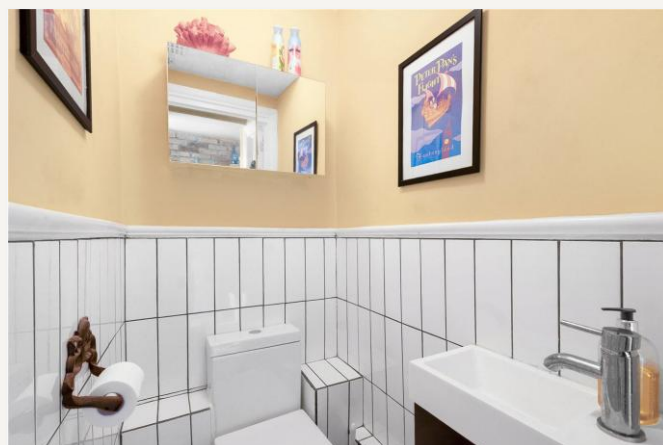
A charming and generously proportioned 631 sq. ft. ground floor one-bedroom flat, set within an attractive period property on the sought-after Crystal Palace Road in the heart of East Dulwich.

Offering a well-balanced combination of character, space and convenience, this delightful home features a bright and welcoming reception room, a separate kitchen, a spacious double bedroom and a modern bathroom. The property provides excellent living space for a single professional or couple, while its ground floor position offers easy accessibility.

One of the standout features is the private garden, providing a valuable outdoor space. The property also benefits from free, unrestricted on-street parking, a particularly useful feature in this popular South East London location.

Ideally positioned for transport, the property is within easy reach of Forest Hill Overground Station, as well as East Dulwich and North Dulwich railway stations, offering convenient connections towards London Bridge, Central London and Canary Wharf.

The surrounding area provides an excellent choice of local amenities, with the vibrant cafés, independent boutiques, restaurants and bars of Lordship Lane and East Dulwich close by. The leafy surroundings of Dulwich Village, along with a variety of parks and green spaces, are also within easy reach, providing plenty of opportunities for recreation and relaxation.



MATERIAL INFORMATION

Tenure: Share of Freehold

Mobile phone coverage:

EE (Good outdoor and in-home)

Three (Good outdoor and in-home)

O2 (Good outdoor and variable in-home)

Vodafone (Good outdoor and 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: Full Fibre Broadband - Fibre to the Premises

FTTP / Ultrafast Full Fibre / Gigabit fibre

Fibre to the Cabinet Broadband – FTTC / Superfast / SoGEA / GFast / SoGFast

Flood Risk: Very low 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)

Local Council: Southwark / Tax Band: B

EPC Rating: C

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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

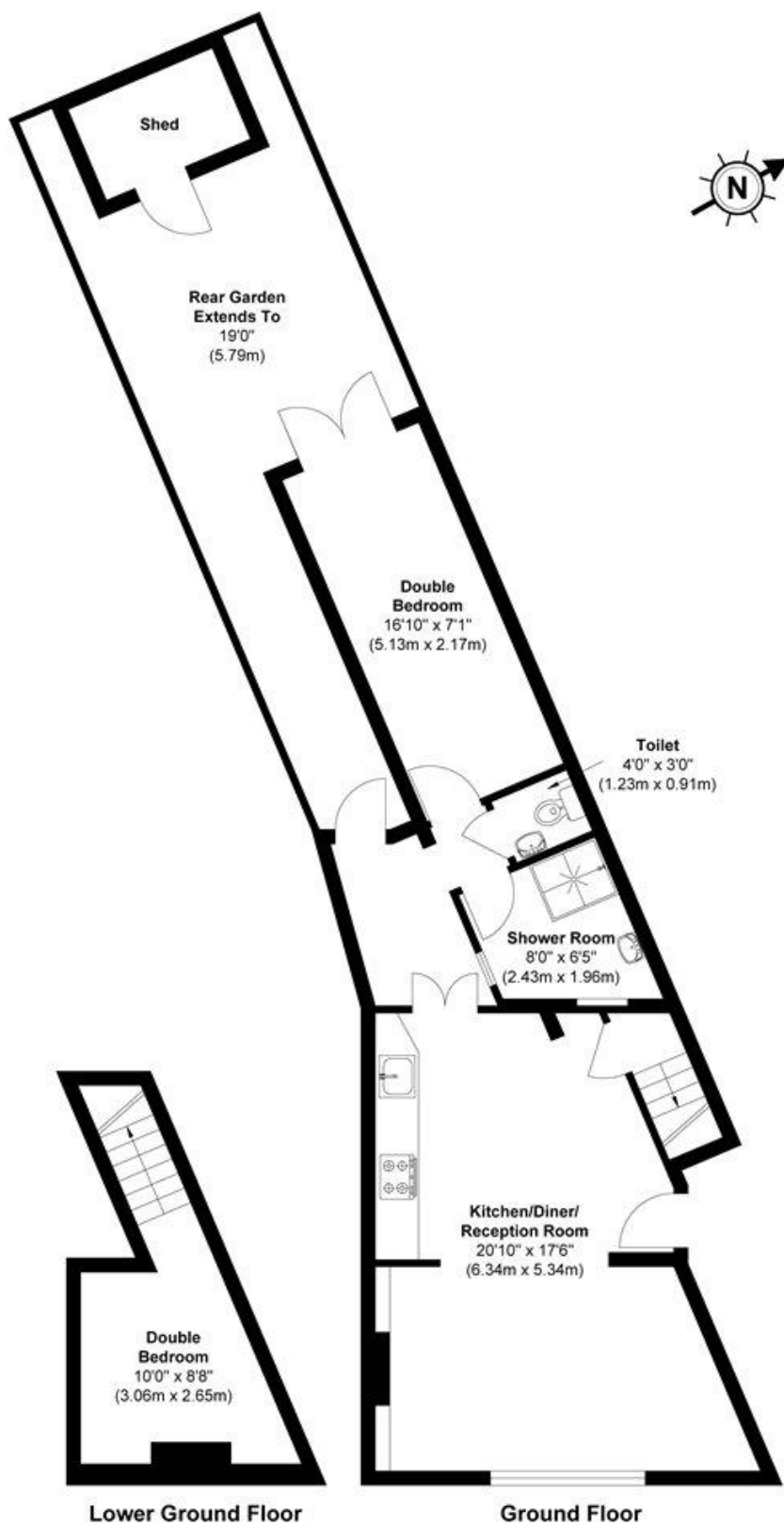


<https://www.winkworth.co.uk/sale/property/DUL260083>

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.



Crystal Palace Road



Approx. Gross Internal Floor Area 631 sq.ft / 58.63 sq. m

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

Dulwich

020 8299 2722 | dulwich@winkworth.co.uk