



ELSIE ROAD, EAST DULWICH, LONDON, SE22
£650,000 SHARE OF FREEHOLD

**A BRIGHT AND SPACIOUS, TWO DOUBLE
 BEDROOM FLAT SITUATED ON ONE OF THE
 BEST ROADS IN SE22.**

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Leasehold 115yr Lease | Council Tax Band C – London Borough of
 Southwark | EPC Rating E

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DESCRIPTION:

A bright and spacious, two double bedroom flat situated on one of the best roads in SE22. The flat is a well-proportioned architect designed two-bedroom home with an open-plan kitchen and living area, creating a spacious and airy atmosphere. Original features have been carefully preserved, complementing the sleek, contemporary design. The flat offers two good-sized bedrooms, 4-piece bathroom, an extra cloakroom toilet, and a seamless flow between the kitchen and living space with gas flame fire. Additionally, planning permission has been granted to extend into the loft, allowing you to add valuable extra space, whether for an additional bedroom, office, or larger living area as well as a small roof terrace.

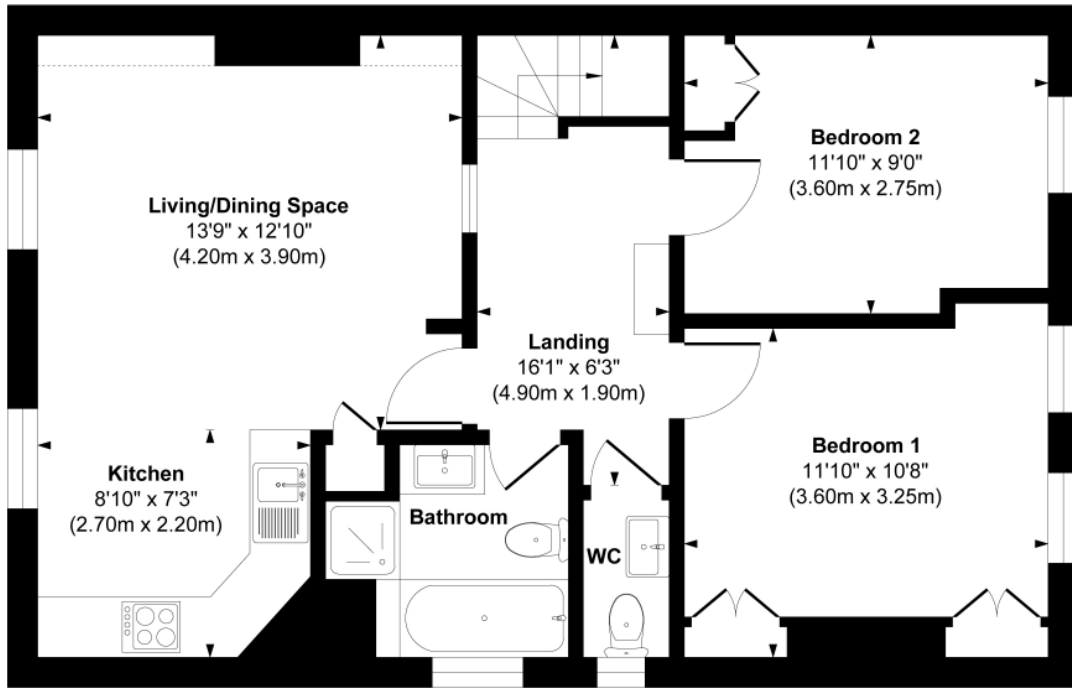
AT A GLANCE

- Two-Bedroom Flat
- Planning Permission
- Excellent School Catchment
- Close to Green Spaces
- Great Transport Links





Elsie Road



Floor Plan

Approx. Gross Internal Floor Area 645 sq. ft / 60.00 sq. m

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

Produced by Elements Property

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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