



Lordship Lane, East Dulwich, London, SE22

£375,000 *Leasehold*



A beautifully presented one-bedroom apartment with a private balcony, ideally positioned on the ever-popular Lordship Lane in the heart of East Dulwich.

KEY FEATURES

- Spacious one-bedroom apartment with a private balcony.
- Prime Lordship Lane location, moments from independent cafés, restaurants, and the theatre.
- Just a few minutes' walk to the expansive Peckham Rye Park and Common.



Dulwich

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This bright and well-proportioned home offers a spacious open-plan living area, a generous double bedroom, a contemporary bathroom, and the added benefit of a private balcony—perfect for enjoying your morning coffee or relaxing at the end of the day.

Situated just moments from the vibrant independent cafés, acclaimed restaurants, and boutique shops that make Lordship Lane one of South London's most desirable destinations, the property also enjoys easy access to the area's popular theatre and cultural attractions, while Dulwich Station is only an 11-minute walk away, providing convenient rail links into Central London.

For those who enjoy green space, the expansive Peckham Rye Park and Common is just a few minutes' walk away, offering beautiful gardens, sports facilities, woodland walks, and open parkland.

Whether you're a first-time buyer, professional, or investor, this superb apartment combines stylish living with an exceptional location, offering the very best of East Dulwich on your doorstep.



MATERIAL INFORMATION

Tenure: Leasehold
Term: TBC
Service Charge: TBC
Ground Rent: TBC
Council Tax Band: B
EPC rating: D

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 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: FTTP / Fibre to the Premises / Full fibre / Gigabit fibre

Flood Risk: Very low risk 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)

Tenure: Leasehold

Local Council: Southwark / Tax Band: B
EPC Rating: D

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		
55-68	D		66 D
39-54	E	50 E	
21-38	F		
1-20	G		



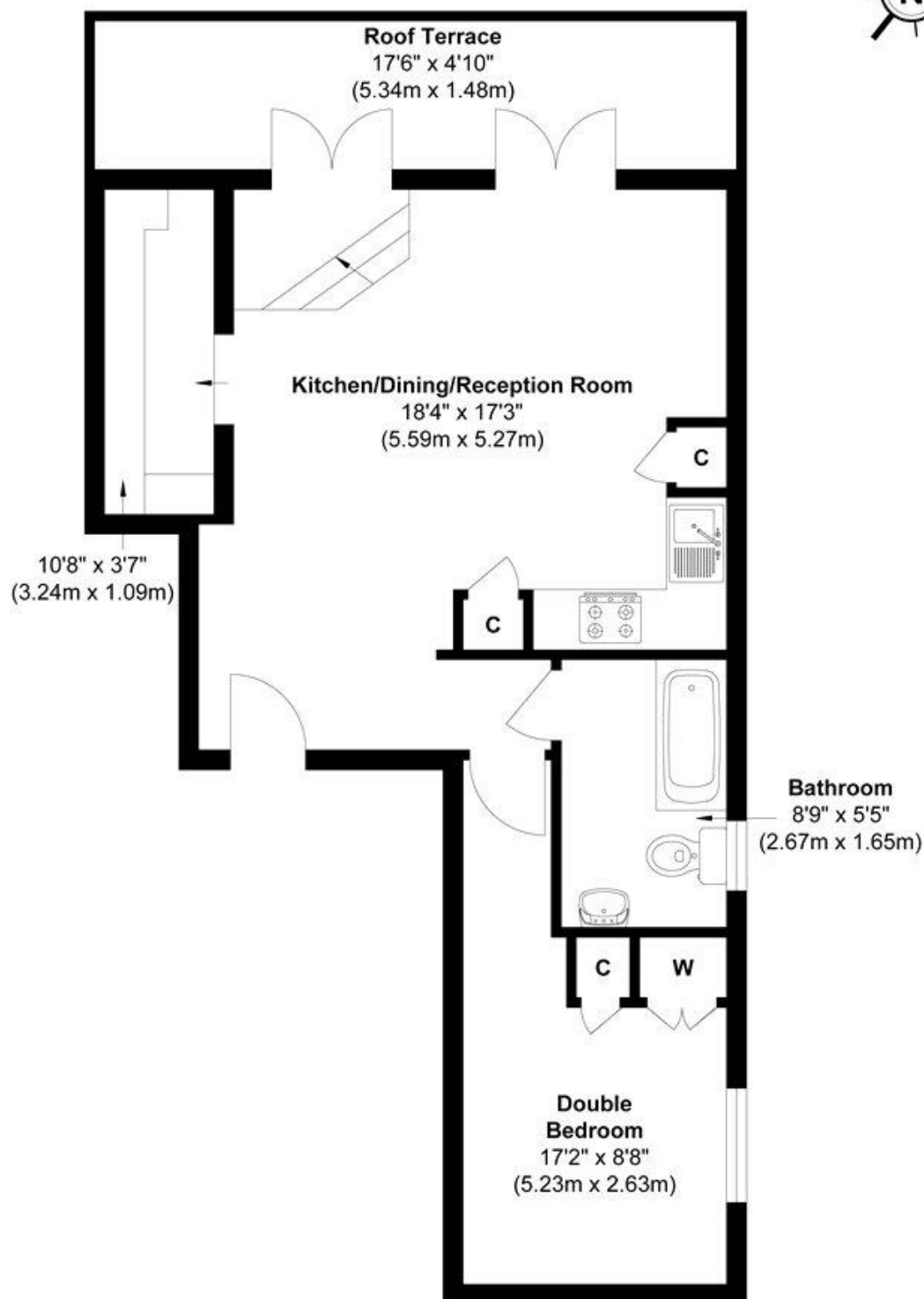
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<https://www.winkworth.co.uk/sale/property/DUL240013>

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.

Lordship Lane



First Floor

Approx. Gross Internal Floor Area 500 sq.ft / 46.52 sq. m

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

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