



North Cross Road, East Dulwich, London, SE22

£750,000 offers in excess of - share of Freehold



A beautifully presented three-bedroom, two-bathroom home offering bright and spacious accommodation throughout, ideally positioned on a sought-after residential road in the heart of East Dulwich.

KEY FEATURES

- Three double bedrooms, two contemporary bathrooms and a private terrace.
- Bright, spacious accommodation with stylish interiors, ideal for modern living and entertaining.
- Prime East Dulwich location moments from Lordship Lane, Dulwich park, and excellent transport links.



Dulwich

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Flooded with natural light, the property has been thoughtfully designed to create an inviting and contemporary living space. The generous reception room provides the perfect setting for both relaxing and entertaining, while the well-proportioned bedrooms offer comfortable accommodation for families or professionals alike. A separate private terrace provides an excellent outdoor space for al fresco dining or enjoying the warmer months.

The location provides everything that Dulwich has to offer, from highly sought-after primary and secondary school catchments, world renowned independent schools (James Allen's Girls' School, Alleyn's School and Dulwich College) to easy access to either Dulwich Village or the hustle and bustle of Lordship Lane.

Excellent transport links are nearby, with North Dulwich station and Denmark Hill Overground station both within easy reach, providing convenient connections into Central London and beyond.

This exceptional home combines stylish interiors, abundant natural light and an enviable location, making it an ideal choice for a range of buyers.



MATERIAL INFORMATION

Tenure: Share of Freehold
Service Charge: TBC
Ground Rent: TBC
Term: 997 years
Council Tax Band: C
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 purchasers are advised to seek their own legal advice)

Full Fibre Broadband

Fibre on the Premises
FTTP
Ultrafast Full Fibre
Gigabite Fibre

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		

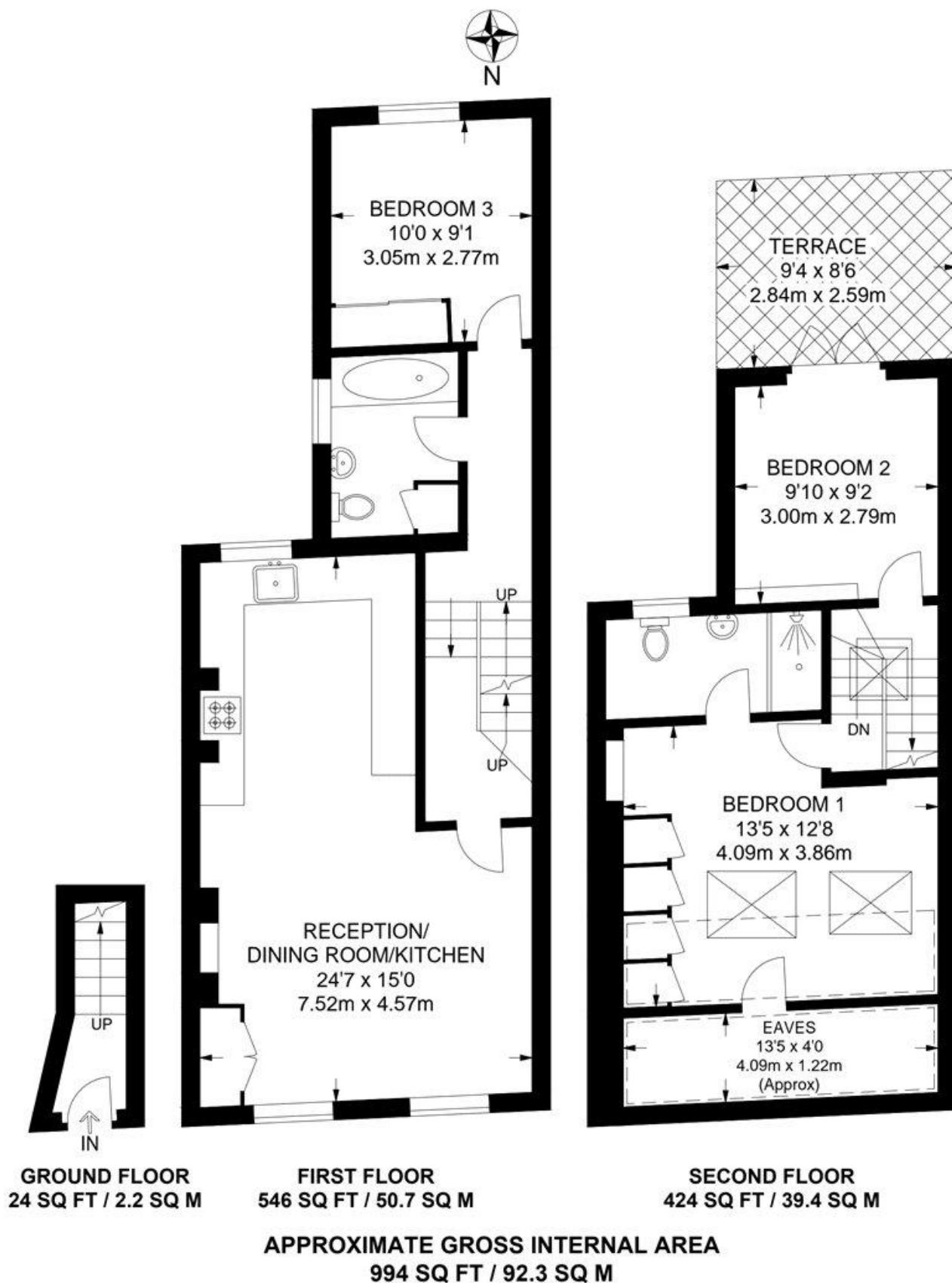
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





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