



EAST DULWICH ESTATE, EAST DULWICH, LONDON, SE22
£325,000 LEASEHOLD

**A SPACIOUS AND RARELY AVAILABLE SPLIT LEVEL
FLAT, SITUATED IN A POPULAR RESIDENTIAL
ESTATE IN A PRIME LOCATION IN EAST DULWICH.**

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

Tenure Leasehold | Council Tax Band A – London Borough of Southwark |
Service Charge £1,434 pa | Ground Rent £200 pa

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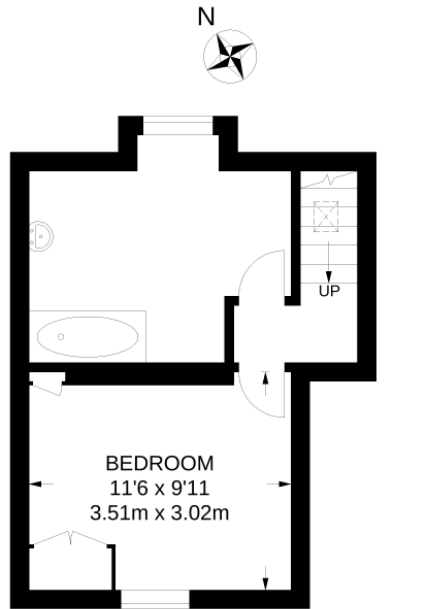
DESCRIPTION:

Set over two floors, a large and rarely available two storey flat, situated in a popular residential estate in a prime location in East Dulwich. This property is offered to the market in fantastic condition having recently been redecorated. On the first floor there is a spacious new tiled kitchen with extensive counter space and storage with a sink set to exploit the views from the window. There is a large reception, complete with wood flooring and lots of natural light. The corridor which also has wood flooring includes space for a desk, storage for a bicycle and a cupboard underneath the staircase. Up the stairs, the second floor comprises a large double bedroom with ample built-in storage and a separate bathroom which is large for a flat, with access to an attic. The view from the bedroom window across East Dulwich includes both Dawsons Heights and Crystal Palace. The location provides fantastic access to local high streets on Lordship Lane, Peckham, Camberwell and Bellenden Road all boasting fantastic shops, bars and restaurants. There is also lots of green space within easy walking distance of the flat including Ruskin Park, Peckham Rye Park, Dulwich Park and more. Transport links are provided via East Dulwich with direct links to London Bridge or via Denmark Hill or Peckham Rye for the London Overground (TFL) and trains to Victoria, Blackfriars, Farringdon and Kings Cross St Pancras. Bus routes also run along adjacent Dog Kennel Hill into town and further south too. The property boasts both free communal and permitted street parking.

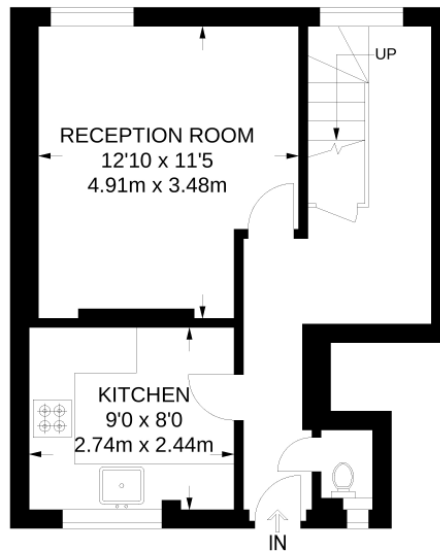
AT A GLANCE

- Top Floor Flat
- Spacious New Kitchen
- Large Reception Room
- One Double Bedroom
- Large Bathroom
- Column Radiators
- Off-Street and On-Street Parking
- Own Front Door
- 582 Square Foot





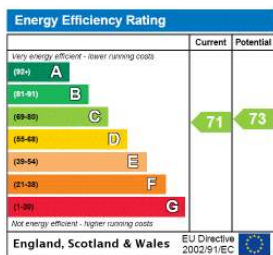
FOURTH FLOOR
242 SQ FT / 22.5 SQ M



THIRD FLOOR
340 SQ FT / 31.6 SQ M

APPROXIMATE GROSS INTERNAL AREA
582 SQ FT / 54.1 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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