



Hillcourt Road, East Dulwich, SE22

£500,000 *Leasehold*

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A beautifully presented two-bedroom flat offering just under 700 Sq.Ft of thoughtfully designed living space, combining stylish interiors with a warm and welcoming atmosphere.

KEY FEATURES

- Beautifully presented throughout.
- Positioned on a quiet residential street.
- Excellent location close to Peckham Rye Park, Dulwich Park and Honor Oak Park railway station / East Dulwich railway station for green spaces and convenient transport links.



Dulwich

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Finished to an excellent standard throughout, the property boasts a bright and homely feel, with well-proportioned rooms that are perfectly suited to modern living.

The accommodation comprises two generous bedrooms, a contemporary bathroom, and attractive living and entertaining space, complemented by direct access to a private garden – an ideal setting for relaxing, dining, or enjoying outdoor space throughout the year.

Positioned on a quiet residential street in the heart of East Dulwich, the property enjoys easy access to some of South East London's most desirable green spaces, including Peckham Rye Park, Dulwich Park and Honor Oak Recreation Ground, offering an abundance of open space for leisure, recreation and outdoor pursuits.

The property is also conveniently located for excellent transport connections, with Honor Oak Park railway station and North Dulwich railway station both within easy reach, providing regular services into central London and beyond.

This is a wonderful opportunity to acquire a characterful home in a sought-after location, balancing peaceful residential living with excellent access to local amenities, transport links and green open spaces.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 111 year and 11 months
Service Charge: BI - £700 Annually
Ground Rent: £ 150 Annually (subject to increase)
Council Tax Band: C
EPC rating: C

Mobile phone coverage:
EE (Good signal inside and outside)
Three (Good signal inside and outside)
O2 (Good outside)
Vodafone (Good signal inside and outside)
(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

Flood Risk: Very Low risk of surface water flooding and Very low risk river and sea flooding **(Information supplied by gov.uk and purchasers are advised to seek their own legal advice)**

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	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

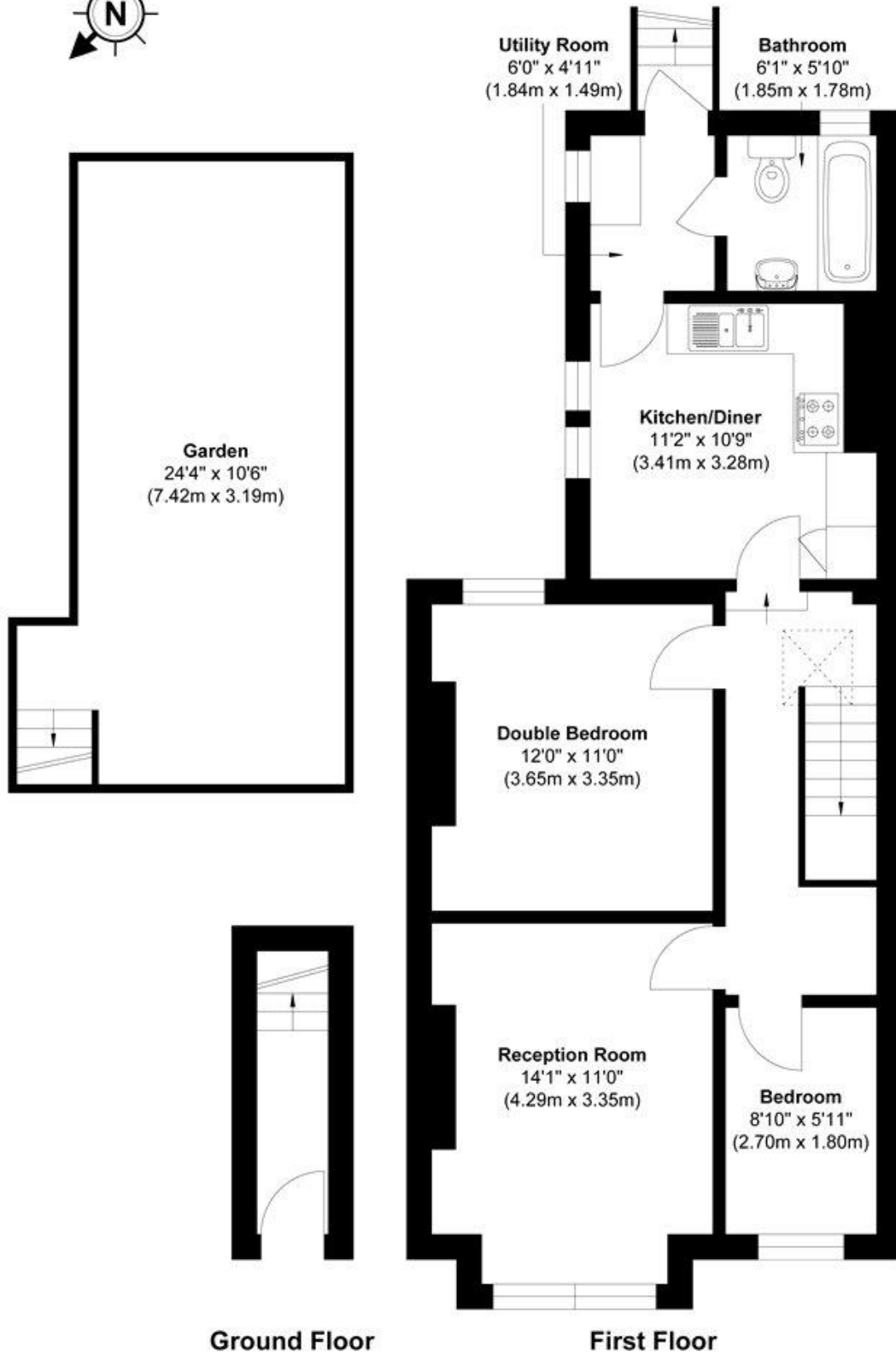
For more information, scan the QR code or visit the link below



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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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Approx. Gross Internal Floor Area 678 sq.ft / 62.95 sq. m

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

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