



North Cross Road, SE22

£450,000 *Leasehold*



This stunning ground floor flat has been modernised to an impeccable standard.

KEY FEATURES

- Well-proportioned one-bedroom ground floor flat with private courtyard
- Bright reception room and separate fitted kitchen
- Prime East Dulwich location just off North Cross Road and Lordship Lane
- Ideal for first-time buyers, with excellent transport links nearby



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Comprising a large reception, stunning kitchen with wooden worktops and fully integrated appliances. Furthermore, comprising a large en-suite bedroom with beautiful bathroom.

The property further benefits from private outdoor space, ideal for summer barbeques and alfresco dining. The location is fantastic, a stone's throw from the hustle and bustle of Lordship Lane with its array of fantastic shops, bars and restaurants. Large open green spaces can be found at Peckham Rye Park, Goose Green or Dulwich Park, all within a short walk. Transport links are provided via East Dulwich for direct links to London Bridge or a short walk or bus to Denmark Hill for the overground.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 151 Years
Service Charge: None
Ground Rent: None
Council Tax Band: B
EPC rating: D

Mobile phone coverage:
EE (Good outdoor and variable in-home) Three (Good outdoor and variable in-home) O2 (Good outdoor and variable in-home) Vodaphone (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.)

Available broadband: Ultrafast Broadband: FTTP / Fibre to the Premises / Full fibre / Gigabit fibre
Superfast Broadband: FTTC / Fibre to the Cabinet / Superfast / SoGEA
Standard Broadband: ADSL / Asymmetric Digital Subscriber Line / Copper broadband
Networks in your area: Virgin media, Openreach
(Information supplied by Ofcom)

Flood Risk: 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: C

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

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



<https://www.winkworth.co.uk/sale/property/DUL250428>

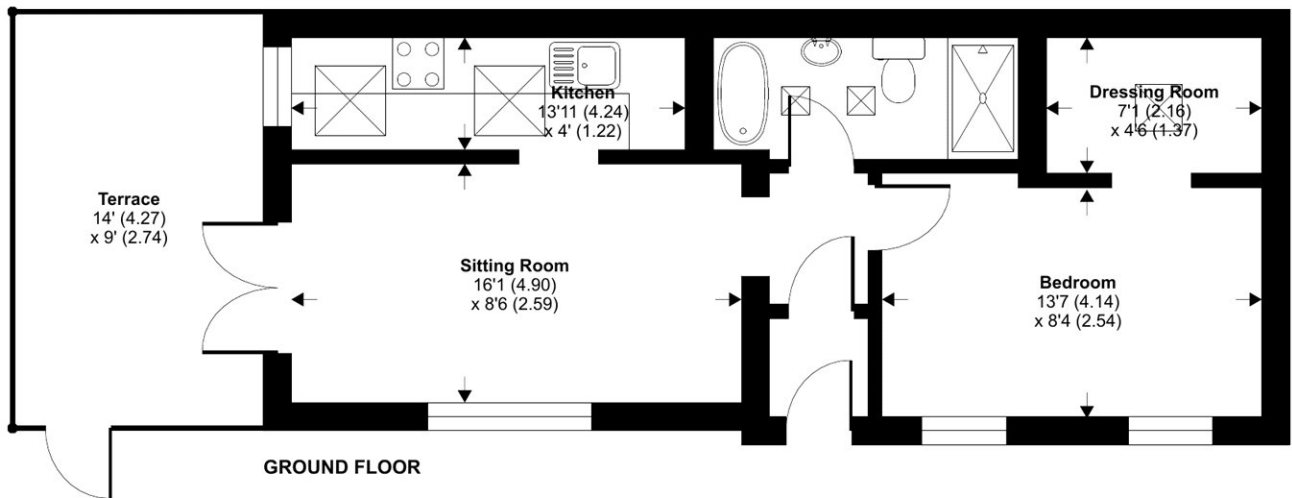
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



North Cross Road, London, SE22

Approximate Area = 457 sq ft / 42.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2022.
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