



Rodwell Road, East Dulwich, London, SE22

£575,000 - share of Freehold

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This beautifully bright and spacious two-bedroom top floor flat extends to over 700 sq ft and offers wonderfully light and airy accommodation throughout. Occupying an elevated position, the property enjoys an abundance of natural light, creating a calm and welcoming atmosphere from the moment you step inside.

KEY FEATURES

- Bright and airy top floor two-bedroom flat extending to over 700 sq ft
- Generous reception room with excellent natural light throughout
- Two well-proportioned bedrooms offering flexible living space
- Private roof terrace ideal for entertaining and relaxing outdoors



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The generous reception room provides excellent space for both relaxing and entertaining, with a well-arranged layout that flows comfortably into the kitchen area. There are two well-proportioned bedrooms, offering flexibility for a guest room, home office, or sharers, alongside a neatly presented bathroom.

A particular highlight of the property is the private roof terrace — a superb outdoor space ideal for morning coffee, evening drinks or simply enjoying the open outlook.

Situated in the heart of East Dulwich (SE22), the flat is within easy reach of the vibrant amenities of Lordship Lane, a fantastic selection of independent shops, cafés, and restaurants, as well as excellent transport links and nearby green open spaces. Early viewing is highly recommended.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C
EPC rating: C

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

Available broadband: Ultrafast Broadband: FTTP / Fibre to the Premises / Full fibre / Gigabit fibre
Networks in your area: Virgin media, Openreach
(Information supplied by Ofcom)

Flood Risk: Very low 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: Share Of Freehold

Local Council: Southwark / Tax Band: C
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	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

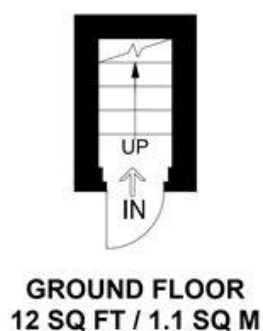
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





APPROXIMATE GROSS INTERNAL AREA
762 SQ FT / 70.7 SQ M

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