



Dunstans Road, East Dulwich, London, SE22

£400,000 Offers in excess of - Share of Freehold

The property features a decent sized living room, a separate fully fitted kitchen, double bedroom and a well-appointed bathroom. The separate reception and kitchen areas provide a practical layout with excellent potential.



KEY FEATURES

- Over 500 sq. ft. of well-proportioned accommodation
- Separate kitchen and living room
- Large rear garden
- Excellent outdoor entertaining space
- Close to Peckham Rye Park
- Convenient for Honor Oak Overground Station
- Close to East Dulwich Station
- Quick and easy links into The City and central London
- Excellent transport connections for commuters
- Popular East Dulwich location



Dulwich

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A particular highlight is the generous rear garden, offering a fantastic outdoor space for dining, entertaining or simply enjoying the warmer months.

The location is equally appealing, with Peckham Rye Park close by, providing extensive green open space and recreational facilities. Excellent transport links are also within easy reach, with Honor Oak Overground Station and East Dulwich Station both nearby, providing quick and convenient connections into The City, central London and beyond.

An ideal opportunity for first-time buyers, professionals or investors, this attractive flat combines well-proportioned accommodation, excellent outdoor space and superb transport connections in the heart of East Dulwich.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 900+ year lease
Service Charge: No Service Charge
Ground Rent: No Ground Rent
Council Tax Band: TBC
EPC rating: D

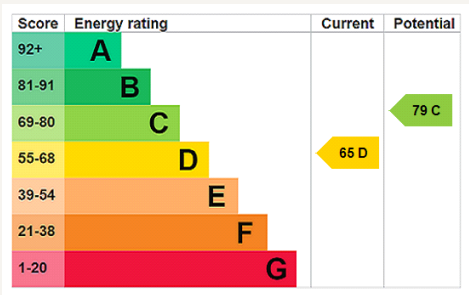
Mobile phone coverage:
EE (Good outdoor and variable in-home)
Three (Good outdoor and in-home)
O2 (Good outdoor and in-home)
Vodafone (Good outdoor and variable in-home)

(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.)

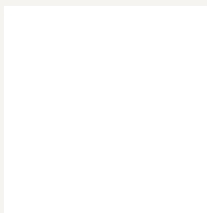
Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding (Information supplied by gov.uk and tenants are advised to seek their own legal advice)

Full Fibre Broadband:

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.



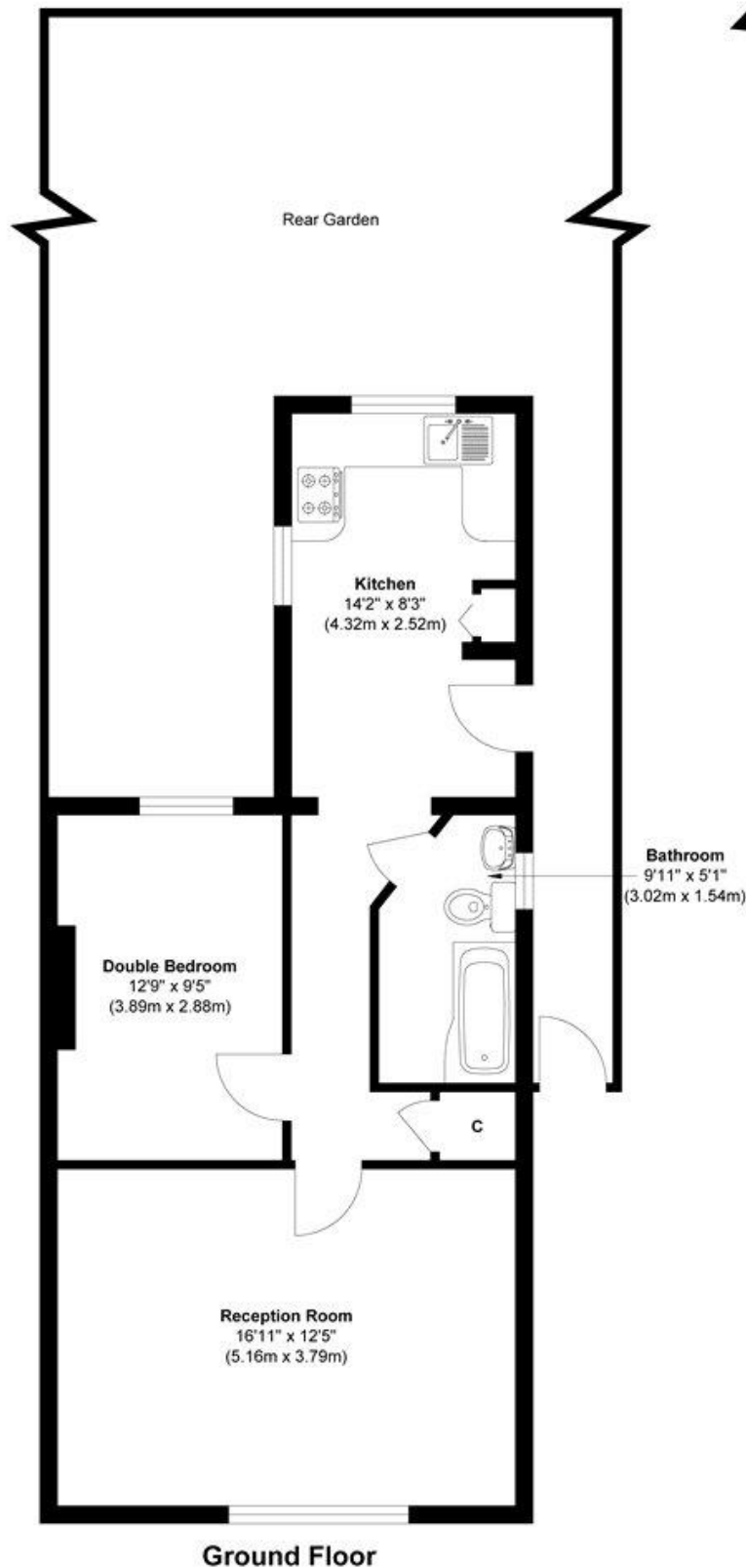
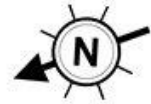
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DUL160134>

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.

Dunstans Road



Ground Floor
Approx. Gross Internal Floor Area 555 sq.ft / 51.53 sq. m
Illustration for identification purposes only, measurements approximate, not to scale

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