



ELSIE ROAD, EAST DULWICH, LONDON, SE22  
OIEO £750,000 SHARE OF FREEHOLD

**THIS RARE AND EXCEPTIONAL TWO-BEDROOM GARDEN FLAT IS SITUATED IN A SEMI-DETACHED PERIOD PROPERTY IN ONE OF THE MOST SOUGHT-AFTER STREETS IN THE HEART OF EAST DULWICH.**

Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

Tenure Share of Freehold New 115.5 yrs Lease | Council Tax Band C – London Borough of Southwark | EPC Rating E

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently





## DESCRIPTION:

This rare and exceptional two-bedroom garden flat is situated in a semi-detached period property in one of the most sought-after streets in the heart of East Dulwich. The property retains many original features and has been meticulously maintained throughout. This gorgeous two-bedroom garden flat offers spacious, light-filled living with a welcoming living room, a large contemporary 4-piece bathroom and a modern kitchen/dining room that opens out into the garden. The flat is beautifully maintained, retaining original features such as classic flooring and high ceilings that add to its character. You will enjoy direct access to a private, sunny garden with a separate side entrance access —perfect for outdoor dining, entertaining, or simply unwinding in a tranquil setting. The flat blends modern comforts with period charm, offering an ideal space to personalise and make your own.

## AT A GLANCE

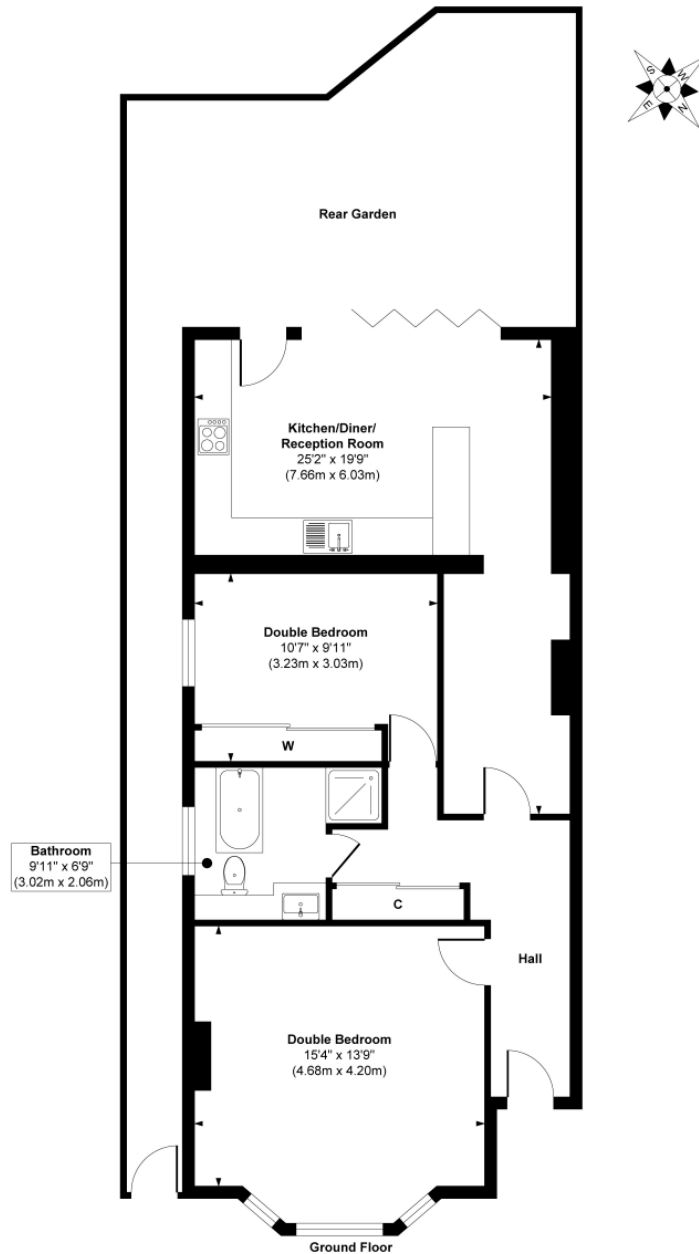
- Ground Floor
- Two-Bedroom
- Front and Rear Gardens
- In the Heart of East Dulwich
- Walking Distance to East Dulwich Station
- Excellent School Catchment Area







Elsie Road

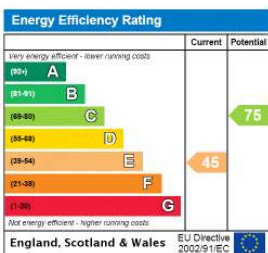


Approx. Gross Internal Floor Area 885 sq. ft / 82.31 sq. m

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

Produced by Elements Property

Updated floorplan is in Progress.



Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.