



SILVESTER ROAD, EAST DULWICH, LONDON, SE22  
£475,000 SHARE OF FREEHOLD

**A TRULY STUNNING, FIRST-FLOOR FLAT ONE  
BEDROOM FLAT SITUATED IN A PRIME  
LOCATION IN SE22.**

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

Tenure Share of Freehold | Council Tax Band B – London Borough of Southwark  
Service Charge £TBC | Ground Rent £TBC

**Winkworth**

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

See things differently



## DESCRIPTION:

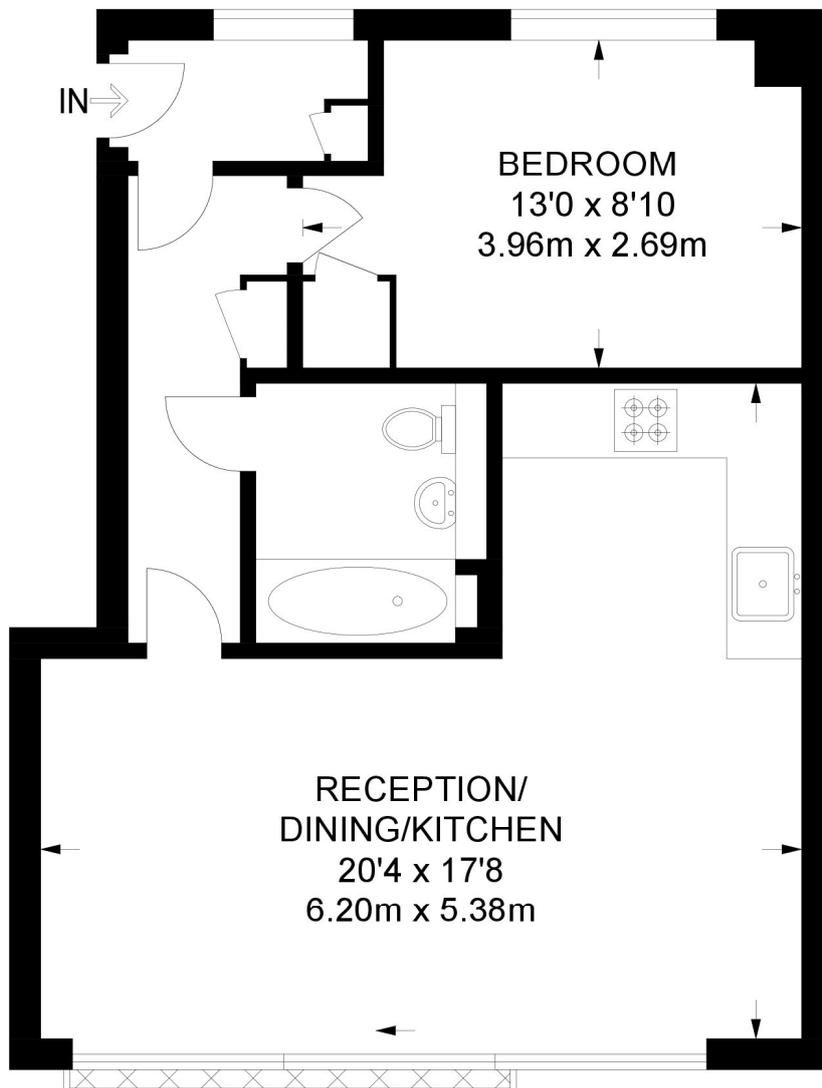
A truly stunning, first-floor flat situated in a prime location in SE22. This stunning flat is set within the old East Dulwich Royal Mail sorting office on Silvester Road, boasting a spacious double bedroom, a large family bathroom, and impressive open-plan kitchen/ reception. Offered to the market in an impeccable standard and high-end finish, this property is ideal for first-time buyers, rental investors looking for a turn-key property or even a pied a terre for those who reside out of London. The location offers easy access to all the bars and restaurants on Lordship Lane, green open spaces at Dulwich Park or Peckham Rye Park, and transport links from Denmark Hill on the overground or East Dulwich for direct links to London Bridge. This is a stunning flat and early viewings are highly advised.

## AT A GLANCE

- One Double Bedroom
- First Floor Flat
- Open Plan Kitchen-Living
- Modern Bathroom
- High End Finish
- Central Location
- Excellent Transport Links
- Share Of Freehold







**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA  
508 SQ FT / 47.2 SQ M**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



[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.