



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

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

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DESCRIPTION:

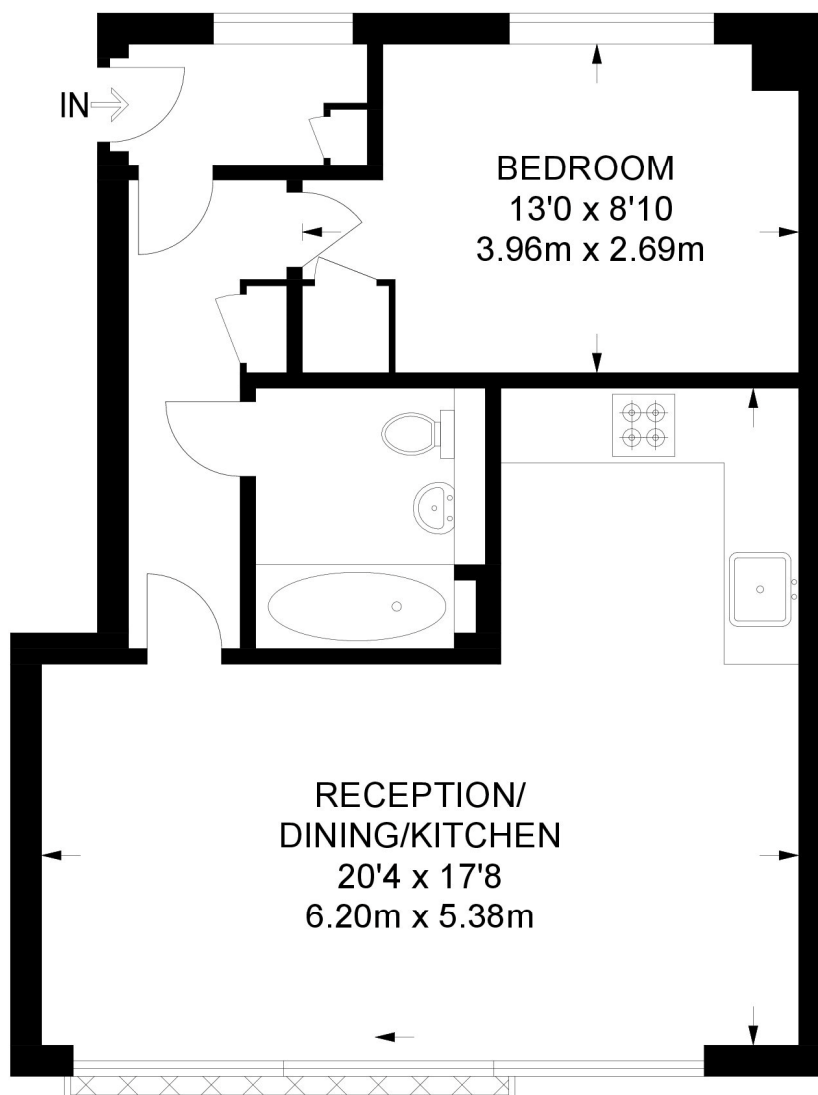
A truly stunning, first-floor flat situated in a prime location in SE22. This stunning flat is set within the old East Dulwich Royal Mail sorting office on Silvester Road, boasting a spacious double bedroom, a large family bathroom, and impressive open-plan kitchen/ reception. Offered to the market in 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		

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