



Lordship Lane, East Dulwich, London, SE22

Offers in Excess of £600,000 *Leasehold, Term: 139 years*



This exceptionally well-presented two double-bedroom ground-floor garden Maisonette enjoys a prime position in the heart of East Dulwich, moments from the vibrant amenities of Lordship Lane.

KEY FEATURES

- Two Double Bedrooms
- Ground Floor Maisonette
- Modern Kitchen
- Modern Bathroom
- Private Garden
- Close To Dulwich Park



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Beautifully arranged throughout, the property features a bright and spacious reception room with an elegant bay window, a modern galley kitchen, a well-appointed bathroom, and two generous double bedrooms. To the rear, you'll find direct access to a private garden, offering a peaceful retreat ideal for relaxing or entertaining.

Perfectly located, the home provides effortless access to the bustling cafés, restaurants, independent shops, and boutiques of Lordship Lane, while the lush green spaces of Dulwich Village and Dulwich Park are just a short stroll away. Excellent transport links are available via East Dulwich Station, offering swift connections to London Bridge.

Stylish, spacious, and superbly situated, this outstanding maisonette offers an exceptional opportunity to secure a wonderful home in one of South London's most sought-after neighbourhoods.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 139 year and 6 months
Council Tax Band: B
EPC rating: D

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and variable in-home)
O2 (Good outdoor and in-home)
Vodafone (Good outdoor and 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
Superfast Broadband: FTTC
Standard Broadband: ADSL
Networks in your area: Virgin media, Openreach
(Information supplied by Ofcom)

Flood Risk: Very low risk of 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: Leasehold

Local Council: Southwark / Tax Band: B
EPC Rating: D

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.
of way across the property



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



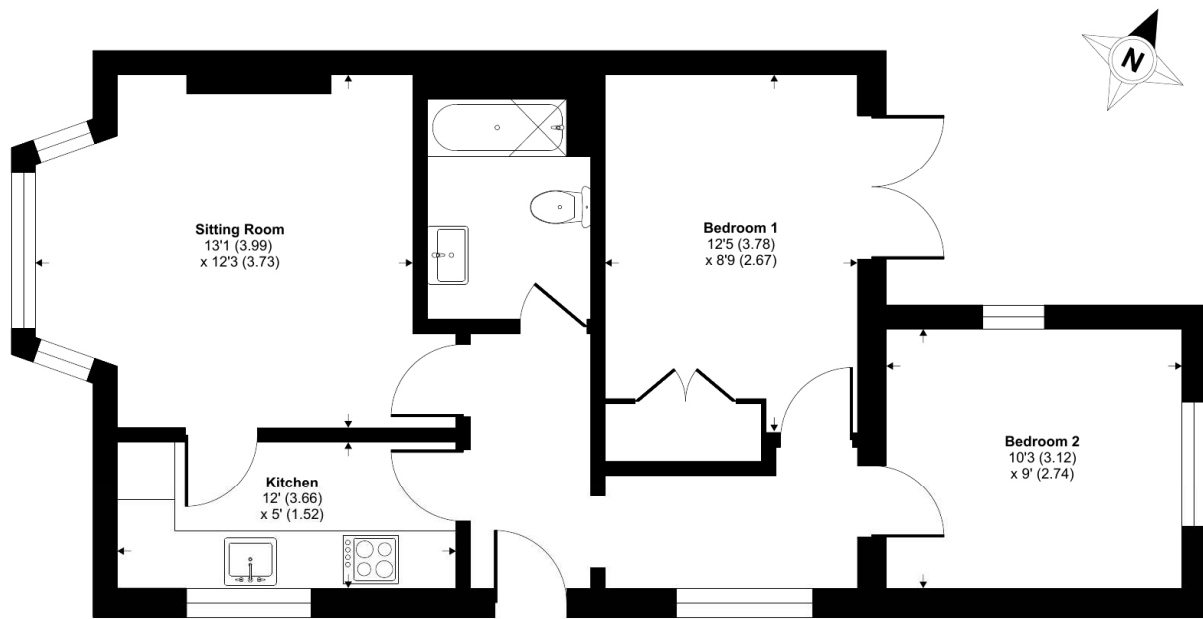
<https://www.winkworth.co.uk/sale/property/DUL180035>

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.

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Approximate Area = 579 sq ft / 54 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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