



Crystal Palace Road, East Dulwich, London, SE22

£450,000 Offers in excess of - Share of Freehold



A beautifully presented one double bedroom garden maisonette, ideally positioned in the heart of East Dulwich and offering a well-balanced layout with generous proportions throughout.

KEY FEATURES

- Ground Floor Maisonette
- Large Reception
- Modern Kitchen
- Bathroom With Separate Shower Area
- Private Rear Garden
- Off Street Parking
- Chain Free



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The property features a spacious open-plan reception/kitchen to the rear, creating an excellent space for both relaxing and entertaining, with direct access to a private garden.

The kitchen is fitted with modern integrated appliances, while the reception area benefits from a feature fireplace, adding character and warmth. To the front, a large double bedroom with an attractive bay window provides a bright and comfortable retreat, complemented by built-in storage. A contemporary bathroom with a wet room finish and a separate utility area, further enhance the practicality of the home. The property was also fitted with a new boiler in the last 18 months.

Externally, the property boasts a private courtyard-style garden with both rear and side access, ideal for outdoor dining, along with the added benefit of off-street parking to the front.

Perfectly located opposite East Dulwich Leisure Centre and within easy reach of the vibrant amenities of Lordship Lane and Peckham Rye, the property is surrounded by an excellent selection of cafés, bars and independent shops. Transport links are easily accessible via East Dulwich railway station and Peckham Rye railway station, offering convenient connections into central London and the East London Line.

A superb maisonette combining stylish living, outdoor space and an unbeatable location.



MATERIAL INFORMATION

Tenure: Share of Freehold
Service Charge: None (Building insurance £300 per annum)
Ground Rent: Peppercorn
Council Tax Band: B
EPC rating: D

Mobile phone coverage:
EE (Good outdoor and 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.)

Available broadband: Ultrafast Broadband: FTTP / Fibre to the Premises / Full fibre / Gigabit fibre
Superfast Broadband: FTTC / Fibre to the Cabinet / Superfast / SoGEA
Standard Broadband: ADSL / Asymmetric Digital Subscriber Line / Copper broadband
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)

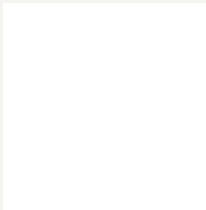
Tenure: Share Of Freehold

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

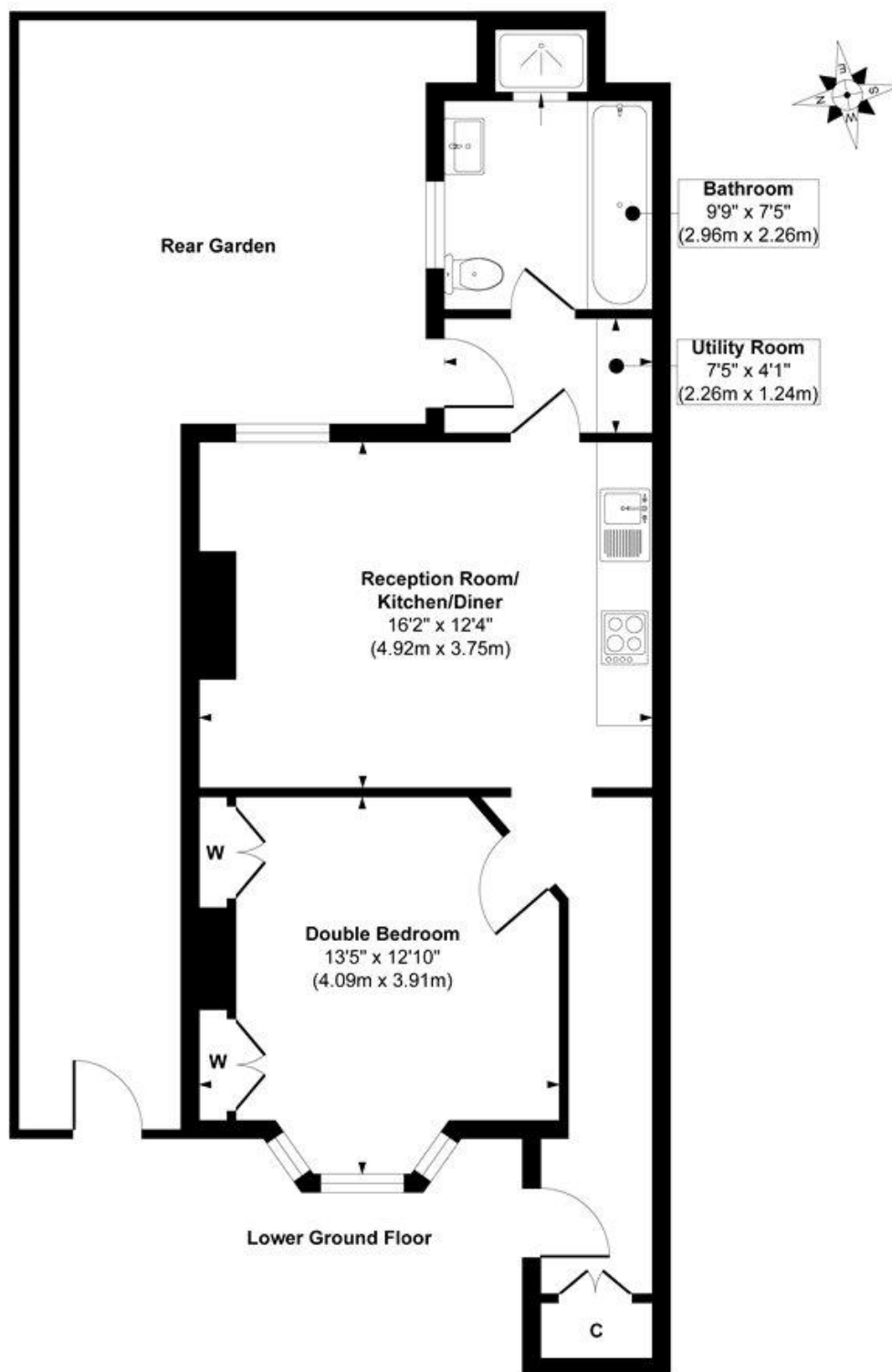


<https://www.winkworth.co.uk/sale/property/DUL260114>

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.



Crystal Palace Road



Approx. Gross Internal Floor Area 531 sq. ft / 49.30 sq. m

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

Produced by Elements Property

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