



FOREST HILL ROAD, EAST DULWICH, LONDON, SE22  
OIEO £725,000 LEASEHOLD

## A SPACIOUS TWO DOUBLE BEDROOM GARDEN FLAT, SITUATED IN A POPULAR LOCATION NEAR PECKHAM RYE PARK.

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

Tenure Share of Leasehold approx. 138 yrs remaining | Council Tax Band B – London  
Borough of Southwark | Service Charge N/A | Ground Rent £693.40 pa

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## DESCRIPTION:

Nestled on the vibrant Forest Hill Road in East Dulwich, this beautifully presented two double-bedroom garden flat offers a perfect blend of contemporary design and comfort. The property features elegant, engineered wood flooring that flows seamlessly throughout the hallway and the expansive open-plan kitchen/diner at the rear, creating a warm and modern living space. A true highlight of the property is the impressive 127-foot south/west facing garden, offering a large patio ideal for Al-fresco dining, spacious lawned area for kids or sunbathing and a further section to rear with green house and potential to have your own vegetable patch. The garden is flooded with sunlight all day, due to its South/ West orientation providing an ideal setting for outdoor relaxation or entertaining. Shops, bars and restaurants can be found on Forest Hill Road, Rye Lane, Bellenden Road or Lordship Lane. Convenient transport links make commuting easy with Peckham Rye Station offering access to the Overground, while East Dulwich Station provides direct connections to London Bridge. Honor Oak Station, part of the East London Line, further enhances your connectivity, making this flat not only a serene retreat but also a practical choice for city living. Perfect for professionals, families, or those seeking a stylish home with excellent access to the heart of London.

## AT A GLANCE

- Rare 125ft garden South-West Facing Garden with Vegetable Patch
- Fantastic Location Close to Local Amenities
- Modern Open Plan Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Ground Floor Flat

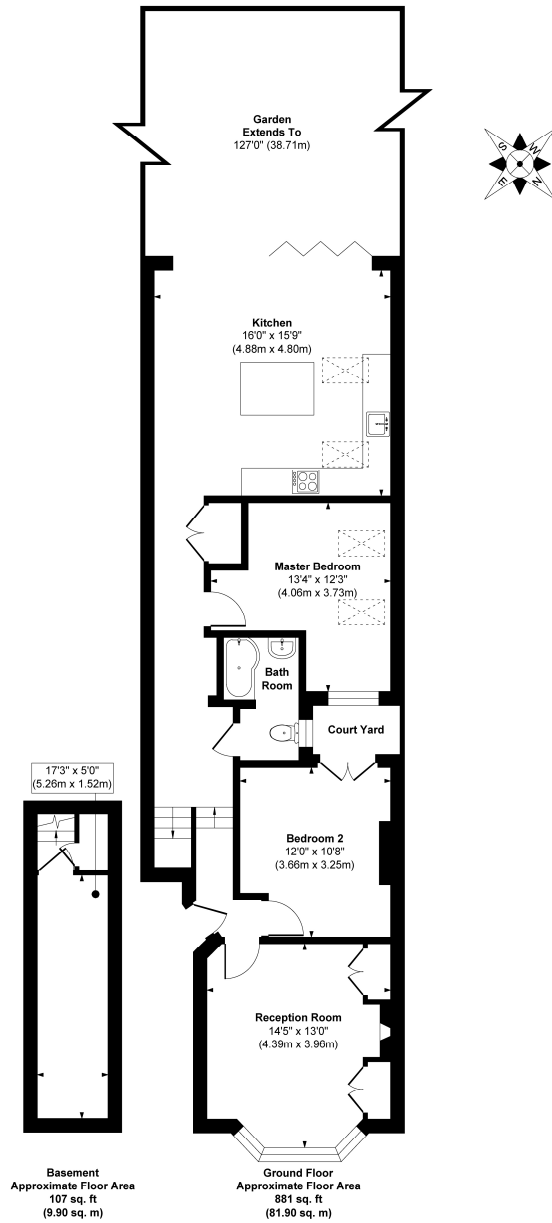








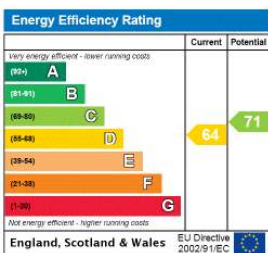
## Forest Hill Road



**Approx. Gross Internal Floor Area 988 sq. ft / 91.80 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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.



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