



EAST DULWICH ROAD, EAST DULWICH, SE22  
£400,000 LEASEHOLD

## THIS CHARMING FIRST FLOOR ONE BEDROOM FLAT IS SITUATED IN A FANTASTIC VICTORIAN DETACHED HOUSE OPPOSITE GOOSE GREEN.

### DESCRIPTION:

This charming first floor one bedroom flat is situated in a fantastic Victorian detached house opposite Goose Green. The property offers a reception room, modern kitchen, good size double bedroom, bathroom and access to a large communal garden to the rear. It is perfectly situated to benefit from easy access to the bars and restaurants on Lordship Lane and Bellenden Road. The property is just a short walk away from East Dulwich Station with direct links into London Bridge. Peckham Rye Station is a similar short walk with access to the Overground services. This is a superb flat in an amazing location and early viewings are recommended.

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### AT A GLANCE

- One Double Bedroom
- First Floor Flat
- Large Reception
- Modern Kitchen
- Modern Bathroom
- Communal Garden
- Leasehold
- Chain Free

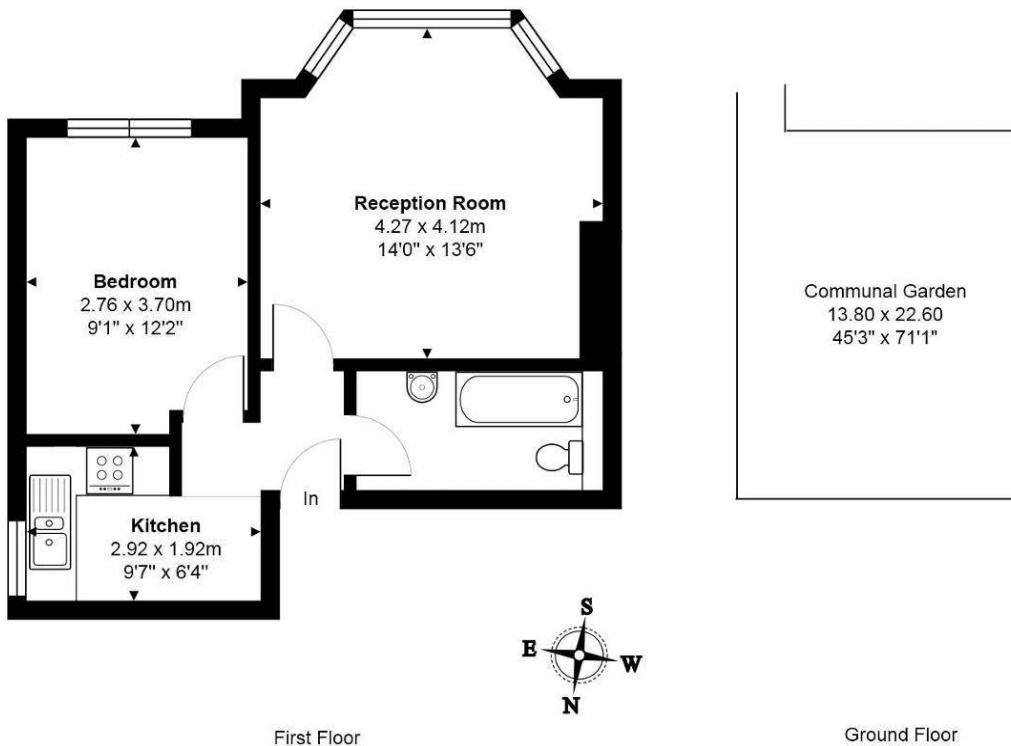
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Total Area: 39.5 m<sup>2</sup> ... 425 ft<sup>2</sup>



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A>)	A		
(B1-91)	B		
(B2-80)	C		
(B3-69)	D	62	62
(D3-54)	E		
(F2-38)	F		
(G1-26)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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