



Tiffany Court, East Dulwich, SE22

£375,000 Leasehold – offers in excess of



The property comprises a bright and comfortable reception room, a fitted kitchen, a spacious double bedroom, and a modern bathroom.

KEY FEATURES

- One-bedroom ground floor apartment
- Short walk to Lordship Lane's shops, cafés, and restaurants
- Convenient access to Denmark Hill and North Dulwich stations



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020 8299 2722 | dulwich@winkworth.co.uk



Positioned on the ground floor, the apartment provides easy accessibility and would make an ideal first-time purchase, pied-à-terre, or investment opportunity.

Tiffany Court enjoys a highly desirable location just a short distance from the beautiful Peckham Rye Park and Common, providing extensive recreational space, scenic walks, and leisure facilities. The vibrant Lordship Lane is within easy reach, offering an excellent selection of independent cafés, restaurants, bars, boutiques, and everyday shopping amenities.

Excellent transport connections are available nearby, with both Denmark Hill Station and North Dulwich Station providing regular rail and Overground services into Central London, Canary Wharf, and beyond, making this an ideal home for commuters.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 142 Years Remaining
Ground Rent: £350 PA
Service Charge: £1,564.00 (£391 per quarter)
Council Tax Band: B
EPC rating: C

Mobile phone coverage:
EE (Good outside)
Three(Good signal inside and variable outside)
O2 (Good signal inside and outside)
Vodafone (Variable signal inside and good outside)
(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: Full Fibre Broadband –
Fibre to the Premises
FTTP
Ultrafast Full Fibre
Gigabit fibre

Fibre to the Cabinet Broadband:
FTTC
Superfast
SoGEA
GFast
SoGFast

Flood Risk: Very Low risk of surface water flooding and Very low risk river and sea flooding **(Information supplied by gov.uk and purchasers are advised to seek their own legal advice)**

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	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

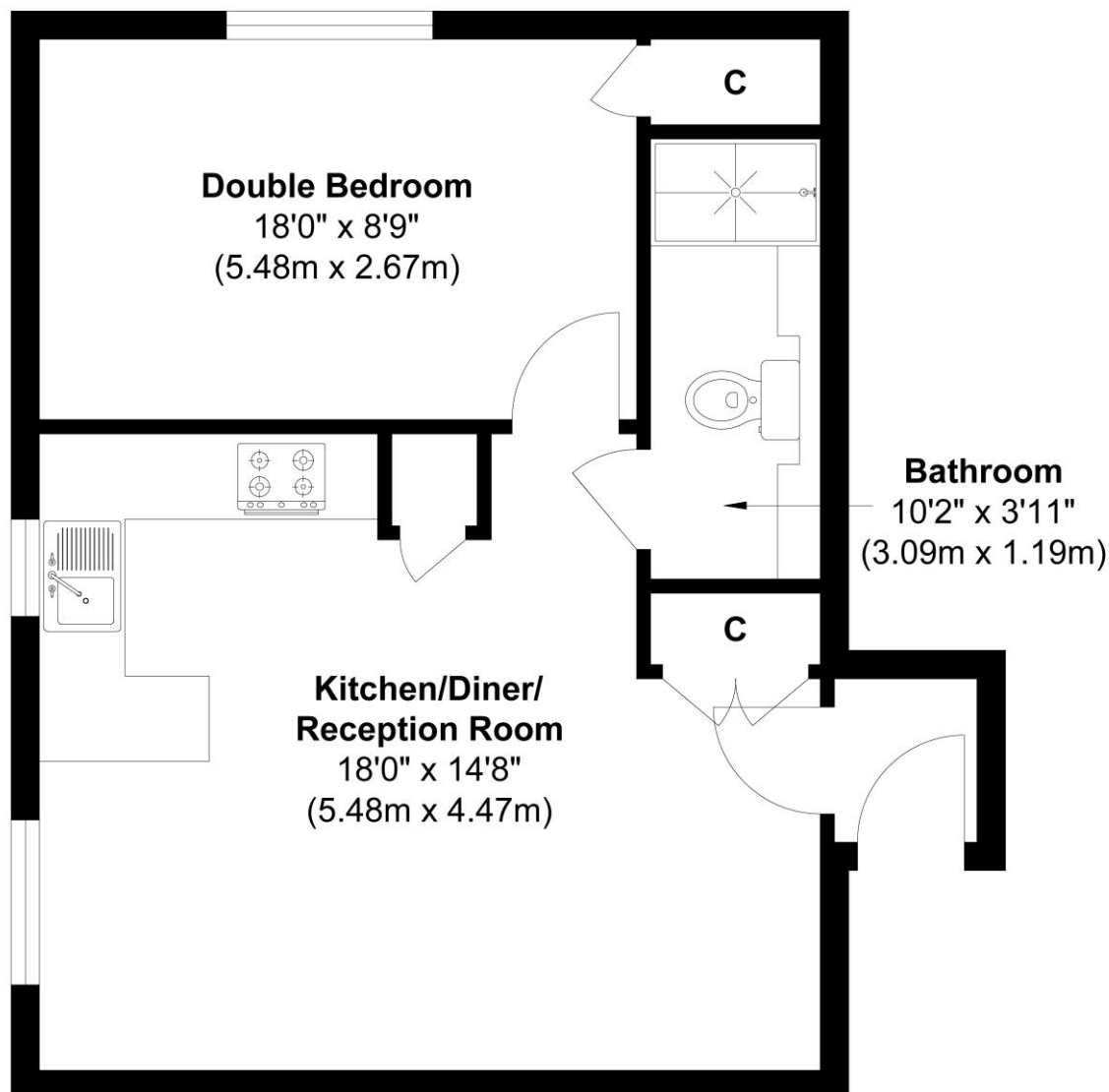


<https://www.winkworth.co.uk/sale/property/DUL260130>

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.



Oakhurst Grove



Ground Floor

Approx. Gross Internal Floor Area 440 sq.ft / 40.93 sq. m

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

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