



NUTFIELD ROAD, EAST DULWICH, LONDON SE22  
**£450,000 LEASEHOLD**

**A PRETTY, CHARACTERFUL, ONE BEDROOM  
 GROUND FLOOR FLAT, SITUATED ON ONE OF  
 SE22'S MOST CENTRAL ROADS.**

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

Tenure Leasehold 96yr Lease | Council Tax Band B – London Borough of  
 Southwark | EPC Rating D

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## DESCRIPTION:

A pretty, characterful, one bedroom ground floor flat, situated on one of SE22'S most central roads. This stunning one-bedroom ground floor flat is situated on one of the premium roads in East Dulwich. The property is well-presented throughout and comprises a spacious reception, complete with wood burner, original flooring and built in shelving. A well proportioned double bedroom with built in wardrobes and views of the private garden to rear. The property further boasts a galley kitchen, complete with wooden worktops and new kitchen units. The kitchen leads out to a private West facing garden to rear. Further extension is possible STTP and freeholder consent into the side return. The flat is perfectly positioned for easy access to the bars, restaurants, shops and cinema on Lordship Lane. Transport links are provided via either East Dulwich for direct links to London Bridge or either Denmark Hill or Peckham Rye stations for overground services into Victoria, Blackfriars or East London.

## AT A GLANCE

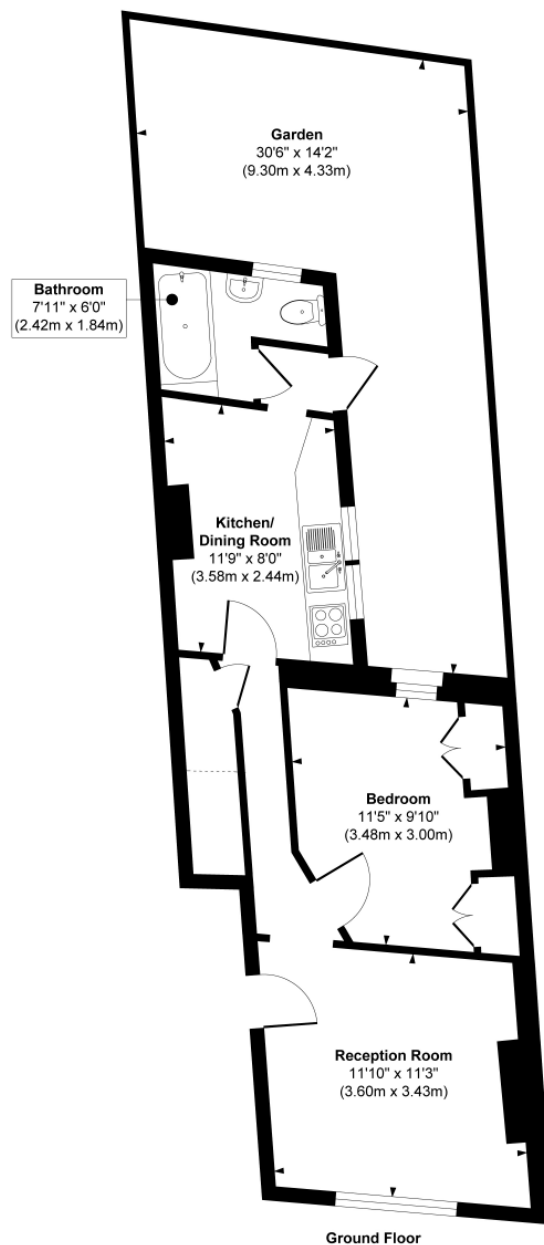
- One-bedroom ground floor flat
- Spacious reception
- Double bedroom
- Private rear garden.
- Galley kitchen
- Private west-facing garden.
- Excellent location and transport links.







## Nutfield Street



**Approx. Gross Internal Floor Area 459 sq. ft / 42.60 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		

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