



EAST DULWICH ROAD, EAST DULWICH, LONDON, SE22
£375,000 LEASEHOLD

A TRULY GORGEOUS, MODERN, BRIGHT AND SPACIOUS ONE BEDROOM FLAT LOCATED IN THE CENTRE OF EAST DULWICH.

DESCRIPTION:

Nestled above a popular parade of shops on East Dulwich Road is this top-floor one-bedroom flat. The property boasts a well-designed layout, including a spacious kitchen perfect for culinary endeavours, a large living room ideal for relaxation and entertainment, and a generously sized double bedroom. Additionally, the flat benefits from a large attic that provides ample storage space, covering the entire length of the flat—an excellent feature rarely found in one-bedroom flats. The building also features a communal roof terrace, providing a delightful outdoor space to enjoy sunny days and city views, although it is not included in the ownership of the flat. The flat offers stunning views of the London skyline, stretching from the London Eye to Canary Wharf, adding to the unique appeal of this property. The property is presented to the market in good condition, ready for its new owner to move in without hassle. With viewings available immediately, don't miss the opportunity to make this delightful flat your own. The location offers easy access to the shops, bars, and restaurants on Bellenden Road and Lordship Lane. Transport links are provided via East Dulwich station for direct links to London Bridge or Peckham Rye station for the Overground. This is a fantastic property in a sought-after location, and early viewings are advised.

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AT A GLANCE

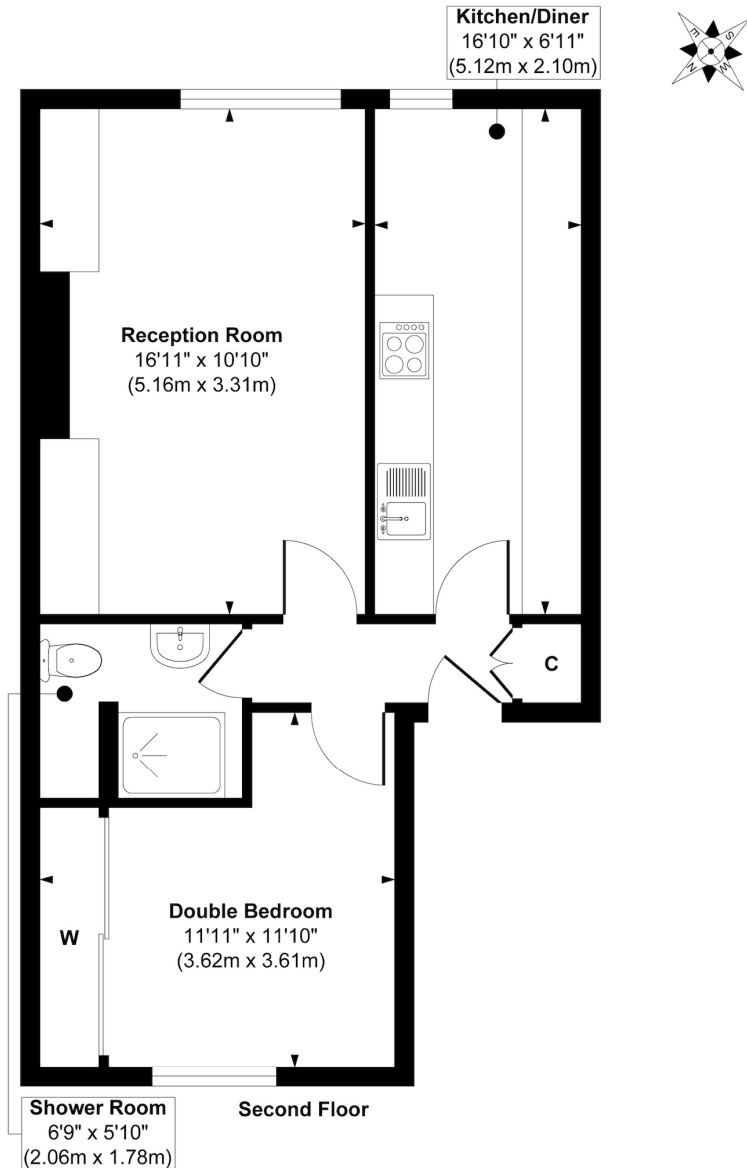
- One Double Bedroom
- Second Floor Flat
- Beautifully Presented Throughout
- Modern Bathroom
- Centre of East Dulwich
- Chain Free

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East Dulwich Road



Approx. Gross Internal Floor Area 503 sq. ft / 46.82 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	79 79
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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