



East Dulwich Road, East Dulwich, London, SE22

£300,000 *Leasehold*



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.

KEY FEATURES

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



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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.

AGENT NOTES:

Mobile phone coverage:

EE (limited inside and outside)

Three (likely inside and outside)

O2 (likely inside and outside)

Vodafone (likely inside and 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: Ultrafast Broadband: FTTP Superfast

Broadband: FTTC Standard Broadband: ADSL

Networks in your area: EE & Three (Information supplied by Ofcom)

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.

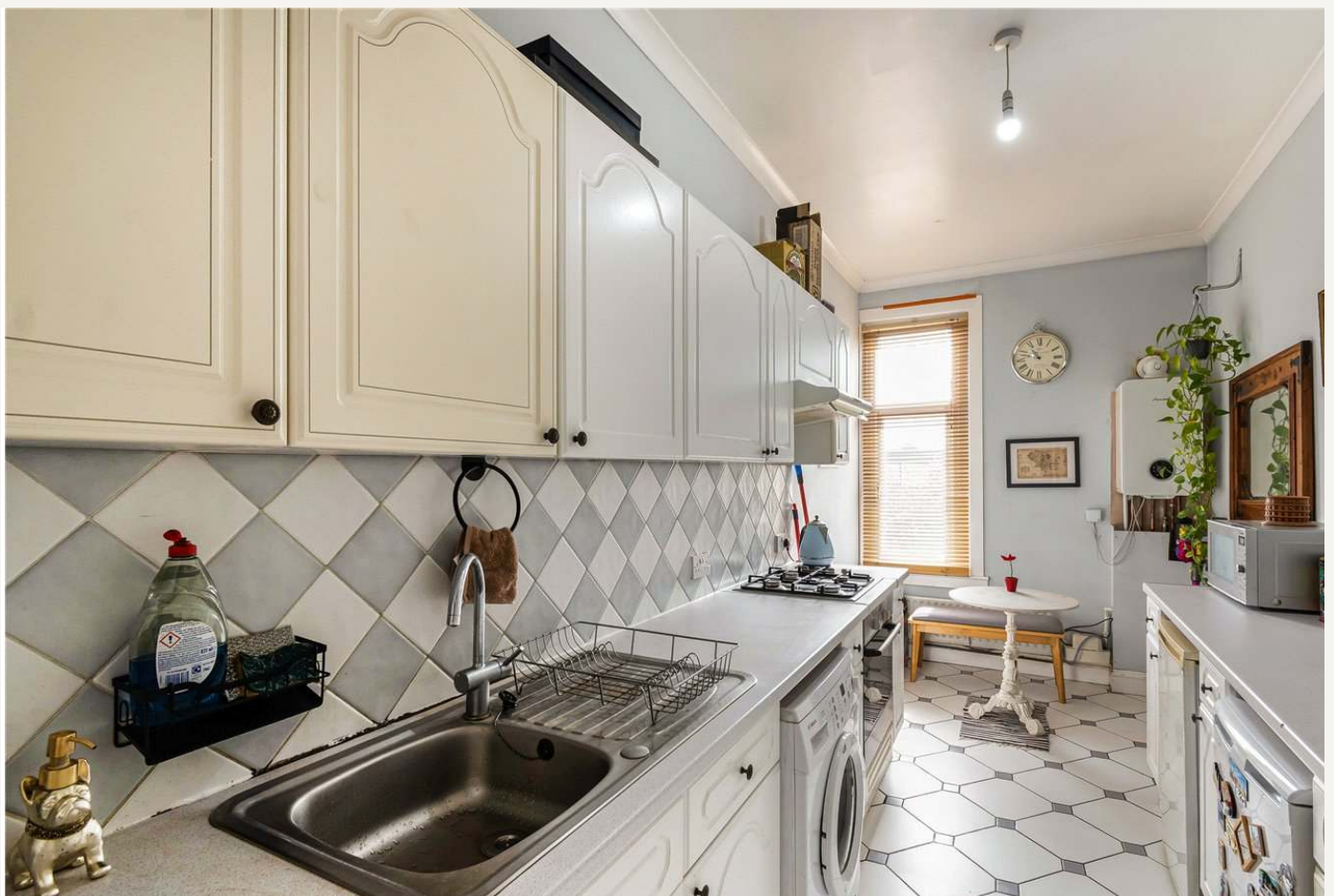
MATERIAL INFO

Tenure: Leasehold

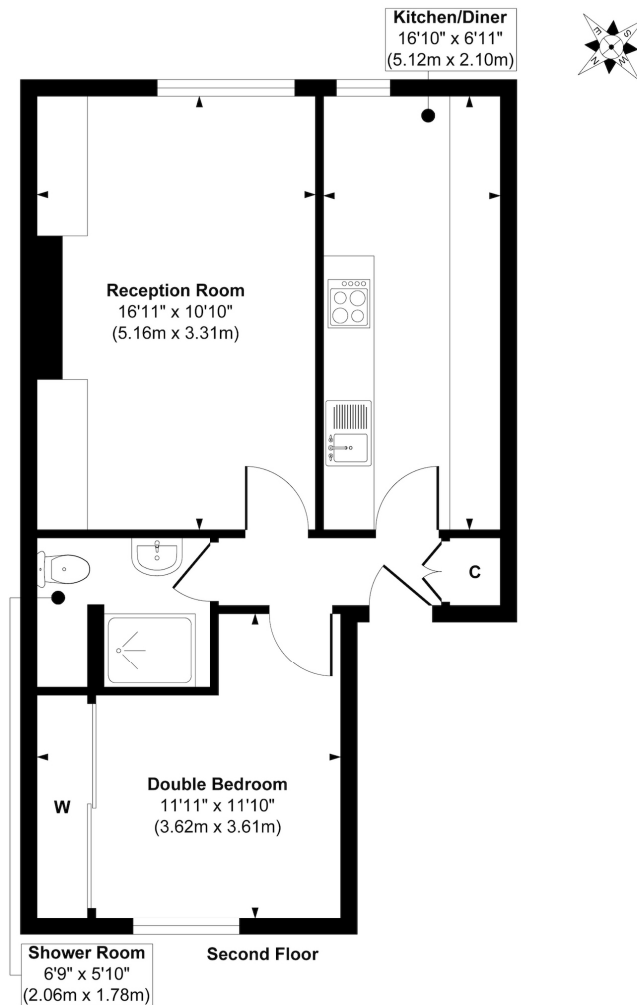
Term: 969 year and 8 months

Council Tax Band: B

EPC rating: C



East Dulwich Road

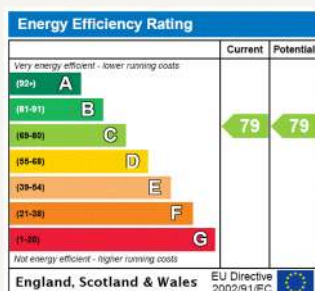


Approx. Gross Internal Floor Area 503 sq. ft / 46.82 sq. m

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

Produced by Elements Property

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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.

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