

**BELVOIR ROAD, EAST DULWICH, LONDON, SE22**  
**£675,000 LEASEHOLD**

## A WONDERFUL THREE-BEDROOM FLAT, SITUATED ON A QUIET RESIDENTIAL ROAD IN SE22.

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

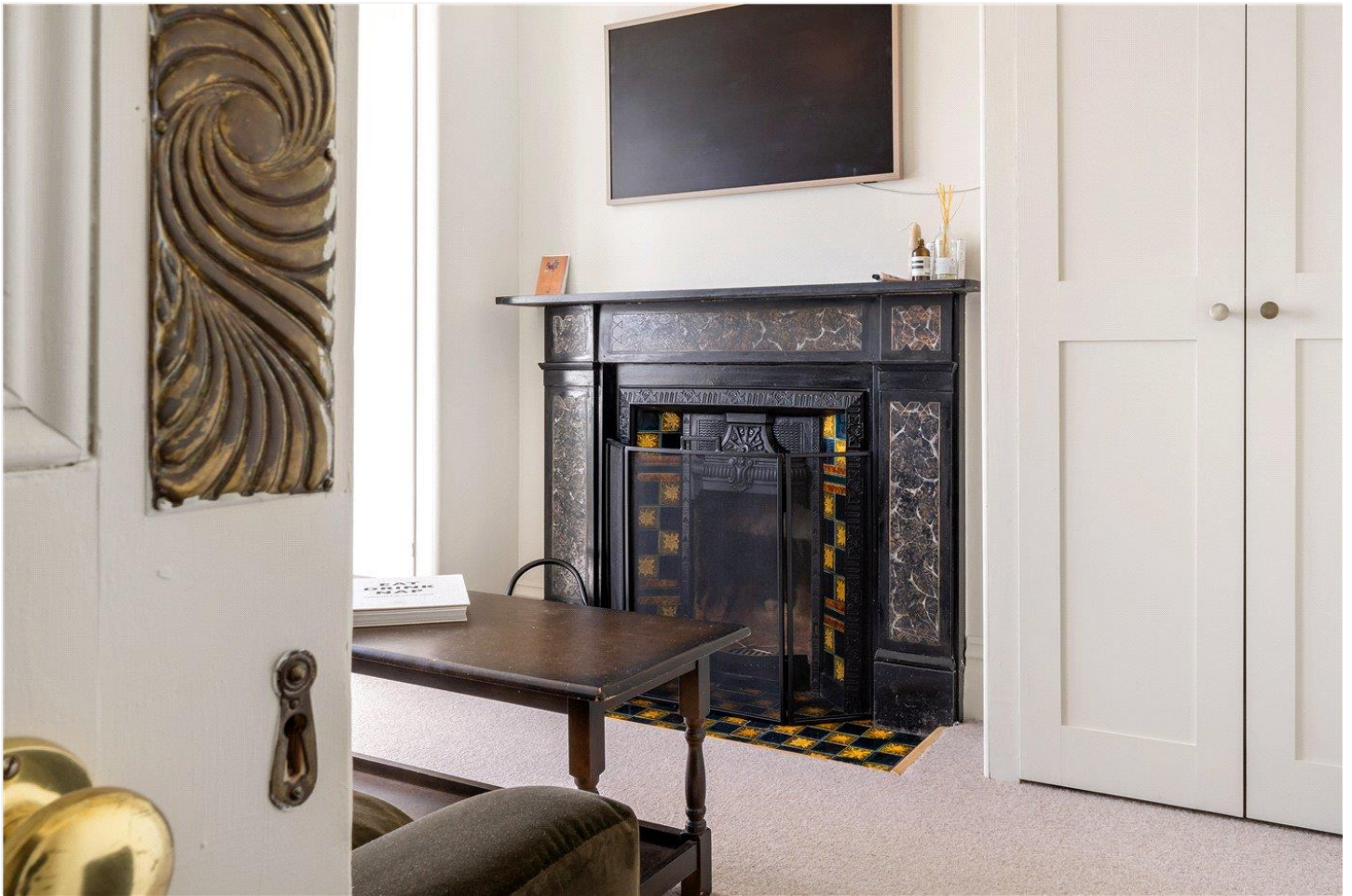
Tenure Leasehold 143yr Lease | Council Tax Band C – London Borough of Southwark |  
 Ground Rent £50pa | EPC Rating D

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## DESCRIPTION:

A wonderful three-bedroom flat, situated on a quiet residential road in SE22. This spacious flat has gone through a stunning refurbishment, boasting a charming reception to the front with tonnes of natural light and high ceilings. Parquet flooring adorns the hallways, adding a touch of class and elegance. The property offers a spacious principal bedroom with built-in wardrobes, a second small double, and a third room ideal as a nursery or home office. The current owners have refurbished the entire flat apart from the kitchen and bathroom, allowing a new buyer the opportunity to add their own finishing touches. The kitchen leads out via a staircase to a private section of garden. There is also potential to extend into the loft, subject to planning permission and freeholder consent. Ideally located, the flat is within easy walking distance of the vibrant shops, cafés, and restaurants of Lordship Lane. It also benefits from excellent transport links via West Dulwich, Forest Hill, East Dulwich station, and Denmark Hill. Additionally, the property is moments from some of the area's best green spaces; Including Dulwich Park, Dawson's Heights, and Long Tree Hill. Making it perfect for families and outdoor enthusiasts alike.

## AT A GLANCE

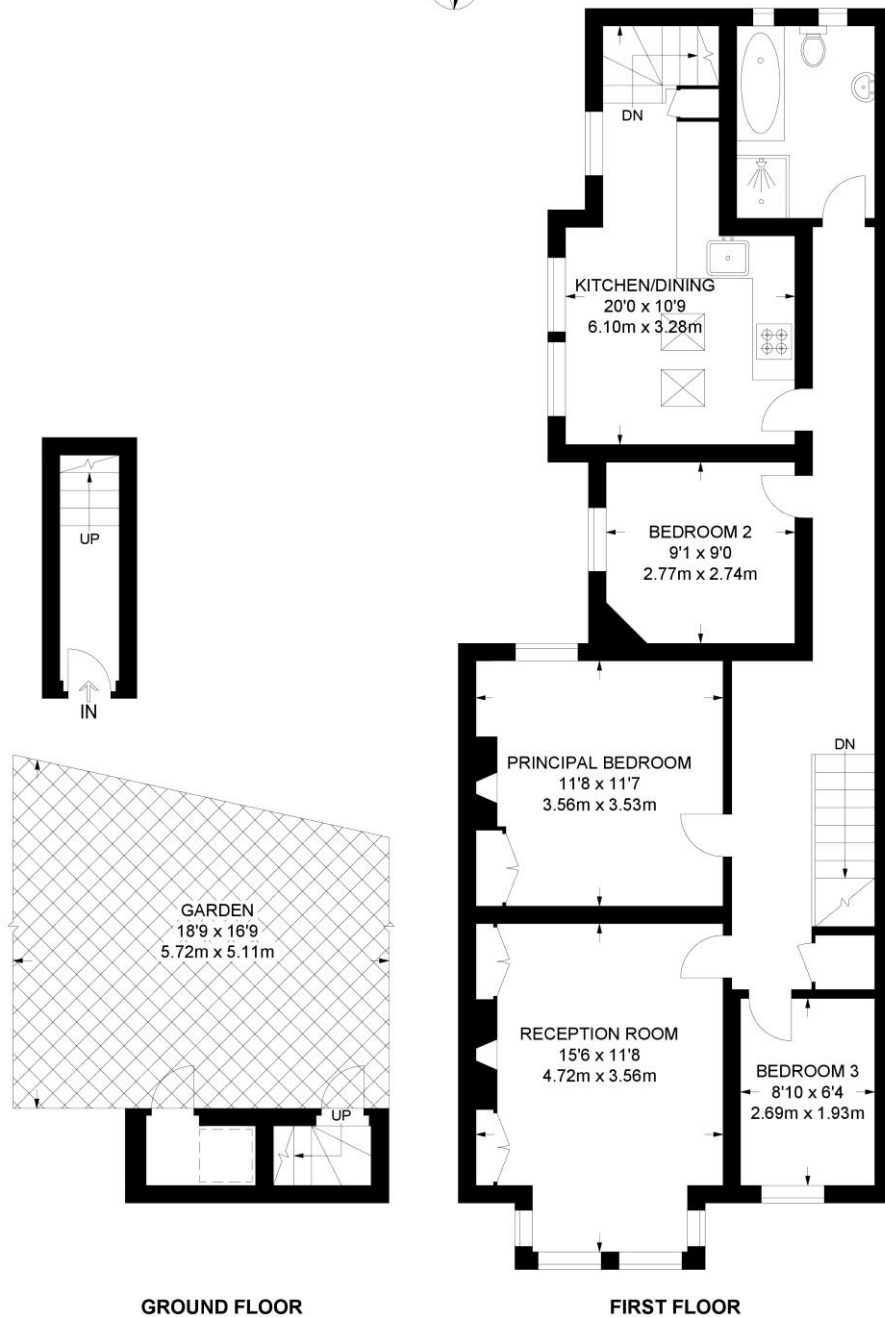
- Three Bedrooms
- First Floor Flat
- Period Conversion
- Large Reception Room
- Kitchen-Diner
- Potential to Extend STPP
- Chain Free
- Private Garden











GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA  
931 SQ FT / 86.5 SQ M

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	68 D	79 C
39-54	E		
21-38	F		
1-20	G		

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