



Dunstans Road, East Dulwich, London, SE22

£350,000 *Leasehold*



KEY FEATURES

- One Double Bedroom
- First Floor Flat
- Reception
- Kitchen
- Bathroom
- Front Garden

A stunningly bright and airy one bedroom flat, situated in a quiet central East Dulwich location, close to Peckham Rye Park. This stunning home is offered to the market chain free.



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The property offers a good size reception with high ceilings, galley kitchen with built in appliances, bathroom and spacious double bedroom. It is well positioned to benefit from easy access to the bars, restaurants and shops on Lordship Lane as well as those on Forest Hill Road and with several transport links and options into Central London via Honor Oak for the East London line, East Dulwich for direct links to London Bridge or Peckham Rye for the Overground. This is a fantastic flat perfect for first time buyers or a rental investor.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 95 year and 9 months
Service Charge: £2269.93 per annum
Ground Rent: £ 10 Annually (subject to increase)
Council Tax Band: B
EPC rating: D

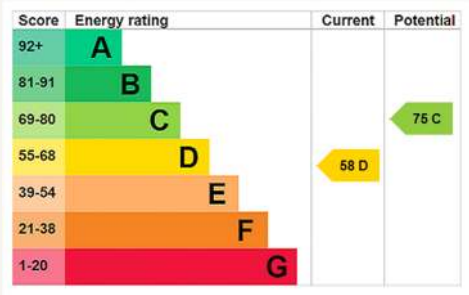
Mobile phone coverage:
EE (likely inside and outside)
Three (likely inside and outside)
O2 (likely inside and limited outside)
Vodafone (limited inside and outside)

(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 and 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.



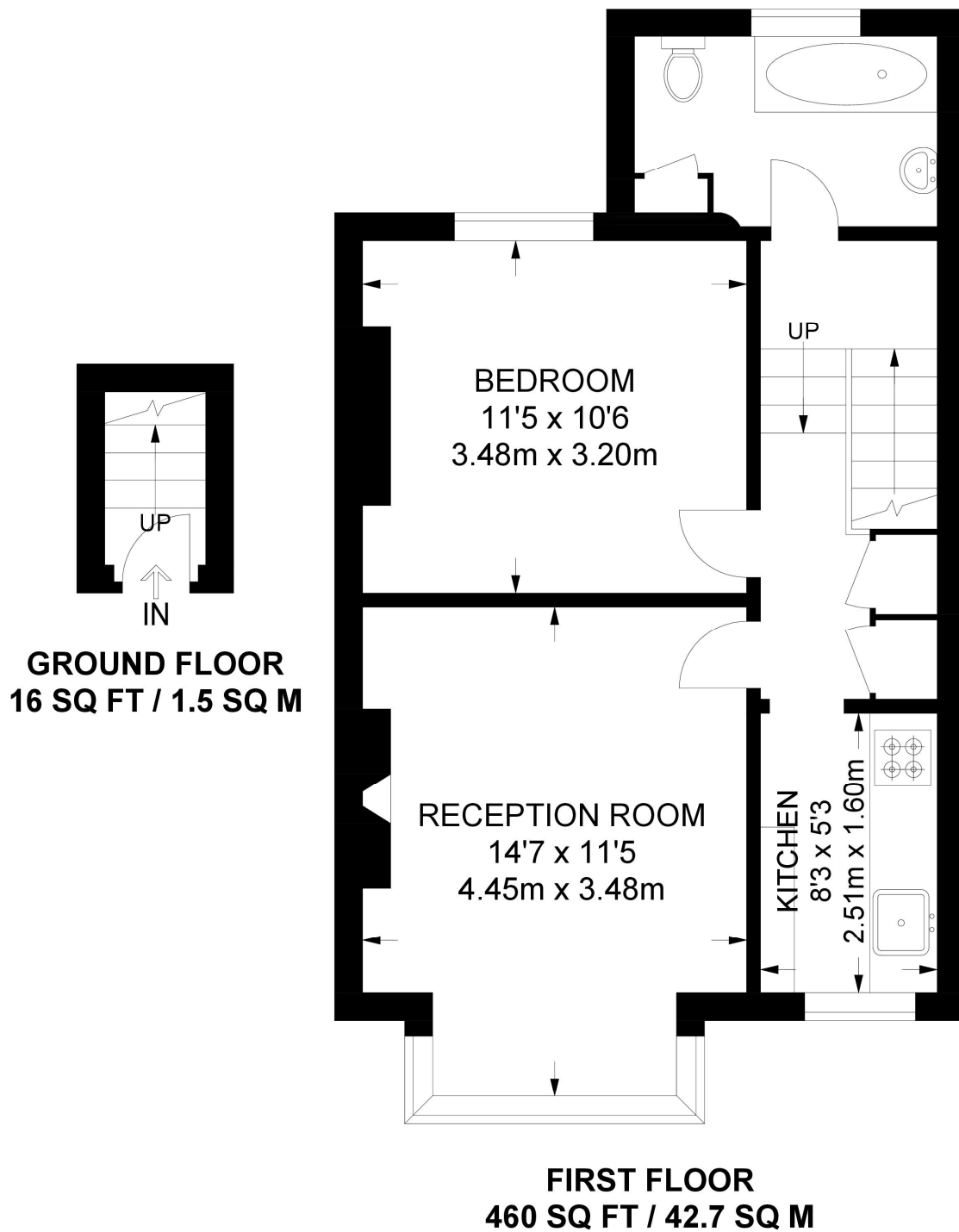
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DUL250113>

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.





APPROXIMATE GROSS INTERNAL AREA
476 SQ FT / 44.2 SQ M

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