



Dulwich Sales, 81-83 Lordship Lane, London SE22 8EP

T 020 8299 8300 E dulwichsales@ludlowthompson.com W www.ludlowthompson.com

EAST DULWICH ROAD EAST DULWICH



SOLD

REF: 2667564

1 Bed, Period Apartment, Private Terrace

Lovely Period Features - Modern High End Finish - Overlooking Goose Green - Private Roof Terrace - Share of Freehold

Beautiful one bedroom flat overlooking goose green with a private roof terrace. This property eloquently ties together classic Victorian features with a modern high end finish. The reception room is the real centre of this flat and boasts a small balcony, stain glass windows and a huge fireplace. That combined with the engineered wood flooring and fully fitted kitchen offers a fantastic open plan living space. The property also has a modern bathroom and a spacious double bedroom with bespoke ... [continued below](#)

Train/Tube - East Dulwich, Peckham Rye, North Dulwich, Herne Hill

Local Authority/Council Tax - Southwark

Tenure - Share of Freehold

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Reception



Open Plan



Terrace



Bedroom 1



Bathroom



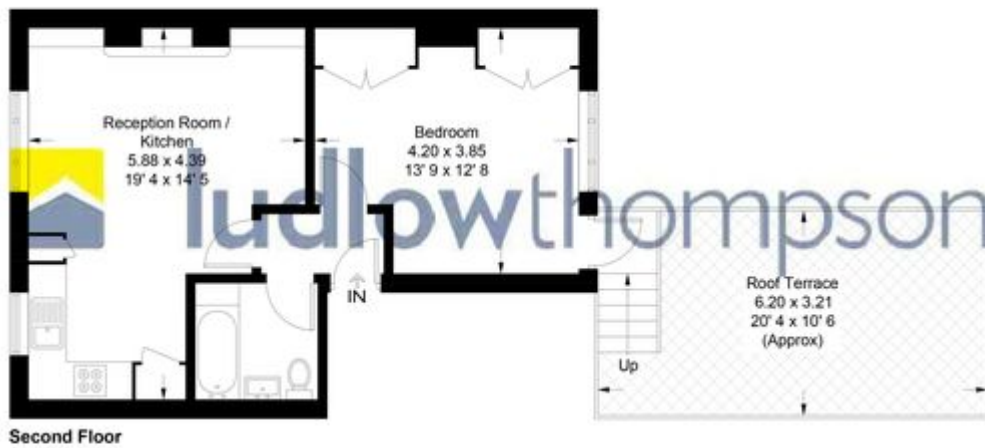
Kitchen



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East Dulwich Road

Approximate Gross Internal Area = 484 sq ft / 45 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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The reception room is the real centre of this flat and boasts a small balcony, stain glass windows and a huge fireplace. That combined with the engineered wood flooring and fully fitted kitchen offers a fantastic open plan living space. The property also has a modern bathroom and a spacious double bedroom with bespoke wardrobes. This leads on to a newly refurbished huge south facing roof terrace offering plenty of outside space.

Located on East Dulwich road opposite Goose green park in the heart of East Dulwich. Also just a short walk from Peckham Rye park which offers beautiful scenery and also sports facilities. Lordship lane is also moments walk away which offers a plethora of boutique shops, cafes and bars. Transport links are also excellent as the property is a short walk from both East Dulwich and Peckham Rye railway stations.

Tenure Details

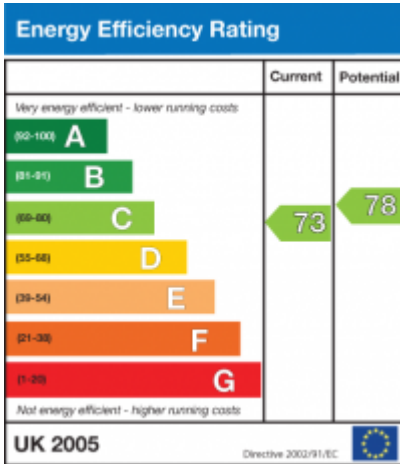
Tenure - Share of Freehold

Lease Length - years

Service Charges - £40 per month



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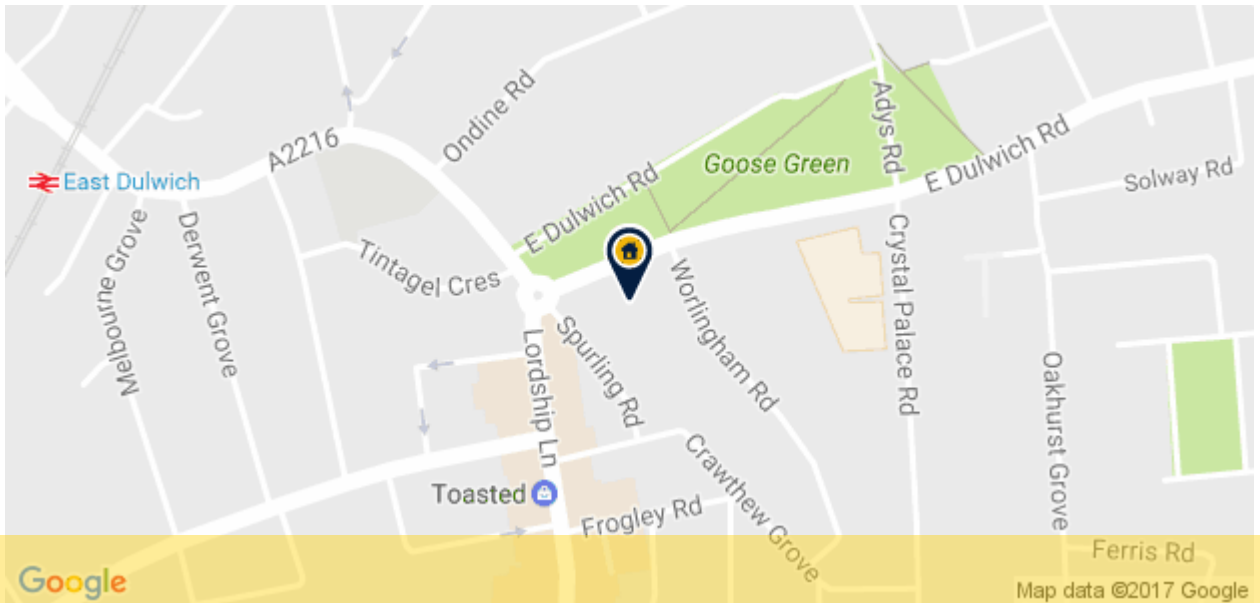




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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Dulwich Sales Office quoting 2667564

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.