



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



£625,000 FOR SALE

REF: 2792458

2 Bed, Terraced Apartment, Private Garden, Permit Parking

2 BIG double bedrooms - South facing garden with summer house! - 5 minutes walk to East Dulwich station - 30 seconds walk to Lordship Lane! - High ceilings, wooden floors and loads of character - Possibility to extend into side return

If you're looking for a gorgeous and characterful two bedroom flat, with South facing garden, that's an actual stone's throw away from Lordship Lane, then this HAS to be the home for you! Opposite Goose Green and a literal hop, skip and a jump to East Dulwich village this flat is blessed with space, high ceilings and quirky features. Both of the bedrooms are great sizes with huge high windows that bring in lots of natural light and beautiful wooden flooring. The Master bedroom in particular is... [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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Master Bedroom



Garden 1



Kitchen



Bed2



Bed2alt



Lounge1



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Bathroom



Exterior



Garden 2



Patio 2



Patio 2



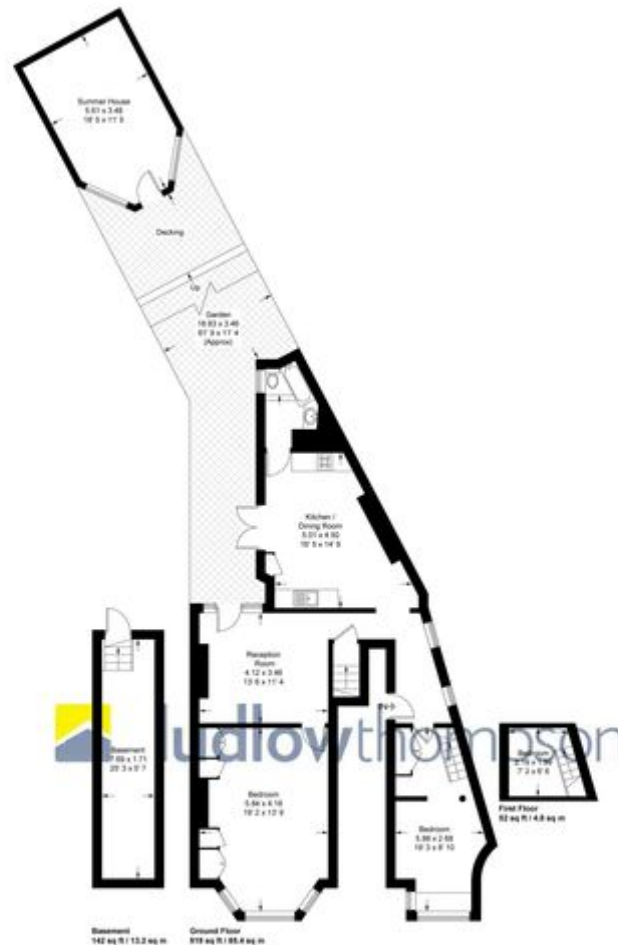
Summer House



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Approximate Gross Internal Area = 1113 sq ft / 103.4 sq m

Summer House = 193 sq ft / 17.9 sq m

Total = 1306 sq ft / 121.3 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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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Both of the bedrooms are great sizes with huge high windows that bring in lots of natural light and beautiful wooden flooring. The Master bedroom in particular is positively palatial and comes complete with two sets of giant double wardrobe.

A lovely lounge room is filled with morning sun through French doors that open directly on to the side return. The kitchen is a great size with room for a dining table in the middle and plenty of storage and preparation space. The kitchen also opens onto the side return, which moves out to the patio and garden, making this an excellent home for entertaining.

The South facing garden is a wonderful addition in such a prime location. It is extremely versatile with a patio close to the house, a central strip of lawn and then raised decking and a summer house at the end.

Location is second to none with the independent shops, cafes, bars and restaurants of Lordship Lane just 30 seconds walk away. And if you did ever want to venture out, then East Dulwich station is a 5 minute walk with trains direct into London Bridge in quarter of an hour.

This really is a wonderful place to live!

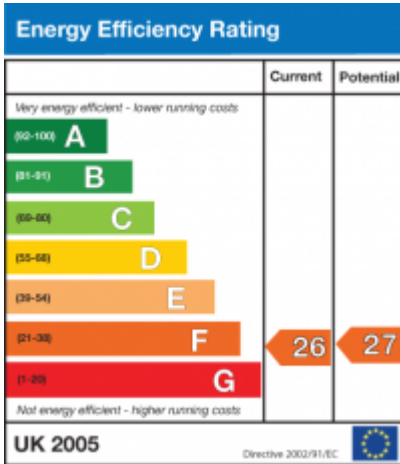
Tenure Details

Tenure - Share of Freehold

Lease Length - 999 years



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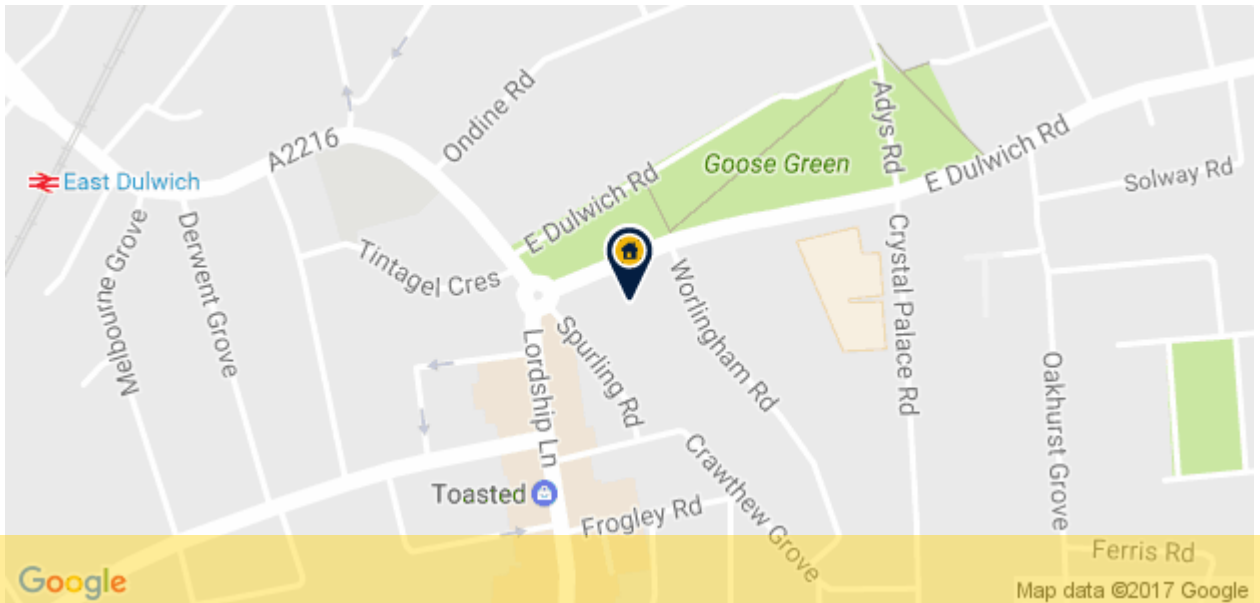




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When you want to view a property through us it helps to bear in mind the following:

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 2792458

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.