



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



OTED **£400,000** FOR SALE

REF: 2814972

1 Bed, Period Apartment, Private Balcony

Modern Feel Throughout - Close to Lordship Lane and East Dulwich Station - Chain Free - Overlooking Goose Green - Two Juliet Balconies - Surrounded by Amenities & Green Spaces

Modern one bedroom top floor flat, overlooking Goose Green. This spacious and light property briefly comprises; a large open-plan kitchen/reception, a larger than average double bedroom and a modern bathroom. It also benefits from two gorgeous, south facing Juliet balconies at the reception and bedroom, making them airy and flooding them with natural light. Overlooking Goose Green and moments from all Lordship Lane, Grove Vale and Bellenden Road have to offer, including a variety of independe... [continued below](#)

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

Local Authority/Council Tax - Southwark

Tenure - Leasehold

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Reception / Kitchen



Balcony



Reception / Kitchen



Reception / Kitchen



Bedroom



Bedroom



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Bathroom



Exterior



Exterior



Exterior



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East Dulwich Road, SE22

Approx. Gross Internal Area = 55.0sqm / 592.0sqft



Third Floor



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

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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This spacious and light property briefly comprises; a large open-plan kitchen/reception, a larger than average double bedroom and a modern bathroom. It also benefits from two gorgeous, south facing Juliet balconies at the reception and bedroom, making them airy and flooding them with natural light.

Overlooking Goose Green and moments from all Lordship Lane, Grove Vale and Bellenden Road have to offer, including a variety of independent shops, supermarkets, boutiques, bars, restaurants and cafes among other amenities. Ideally located within an 8 minute walk to East Dulwich station and 15 minutes' walk to Peckham Rye which offers rail and Overground connections. There are also several bus services at your doorstep. Peckham Rye Common and its trendy high street are also just a short walk away.

In the owner's own words, "The flat is really spacious for a 1 bed. We lived there happily for 5 years with a cat and a dog and both of us working from home for all of lockdown. Despite being on a main road, it feels very private and quiet. The flat is also south facing, so you get great light into the living room when it's sunny."

To arrange a viewing please contact a member of the team on 0208 2998 777

Tenure Details

Tenure - Leasehold

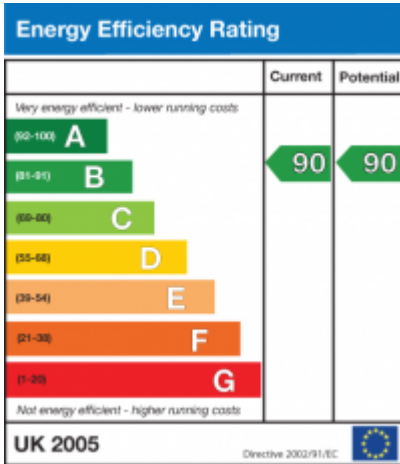
Lease Length - 117 years

Service Charges - £2642 per year

Ground Rent - £200 per year



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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 2814972

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.