



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

T 020 8299 8300 E [dulwichsales@ludlowthompson.com](mailto:dulwichsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## LANDCROFT ROAD EAST DULWICH



**SOLD**

**REF: 372210**

### **1 Bed, Period Apartment, Private Garden**

Convenient location - Ground Floor - East Dulwich - Private Garden - Period Property

A lovingly and beautifully renovated, one bedroom garden flat in the middle of East Dulwich's vibrant village life. The flat has been refurbished throughout to a very high standard with a neat and contemporary finish. The garden is very peaceful, offering a wonderful area to relax during the day. It also has lighting designed to give you the option to entertain in the evening. The flat is located on Landcroft Road, just around the corner from the restaurants, bars and independent shops of Lord... [continued below](#)

**Train/Tube** - North Dulwich, Herne Hill, Denmark Hill, East Dulwich

**Local Authority/Council Tax** - Southwark

**Tenure** - Leasehold

**ludlowthompson**



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# LANDCROFT ROAD EAST DULWICH



Reception



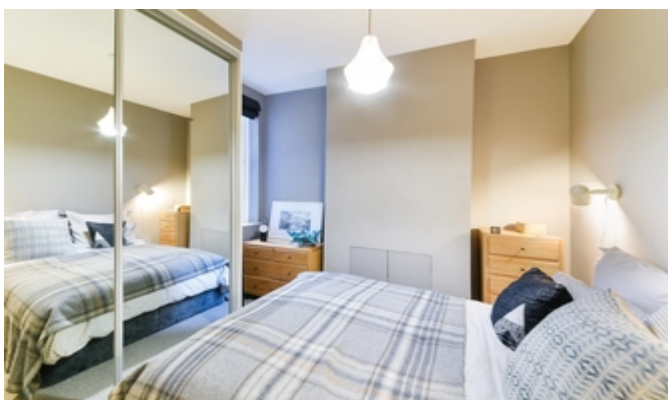
Garden



Bathroom



Bedroom



Bedroom Alt



External



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## LANDCROFT ROAD EAST DULWICH



Kitchen



Reception Alt



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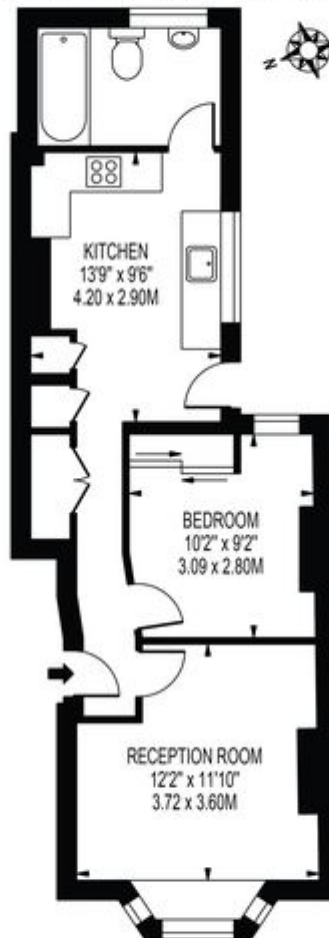
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# LANDCROFT ROAD EAST DULWICH



## LANDCROFT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 480 SQ FT - 44.57 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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 flat is located on Landcroft Road, just around the corner from the restaurants, bars and independent shops of Lordship Lane. It is also well placed for access to East Dulwich railway station and Bus routes.

### Tenure Details

Tenure - Leasehold

Lease Expires - 116 years

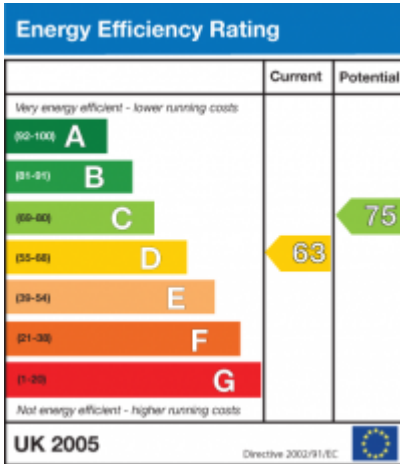
Ground Rent - £250 per year



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## LANDCROFT ROAD EAST DULWICH



CALL 020 8299 8300

REF: 372210

### 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 372210

### 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.