



EAST DULWICH ROAD, EAST DULWICH, LONDON, SE22
£700,000 LEASEHOLD

ONE OF THE MOST SPACIOUS SPLIT-
LEVEL FLATS, OFFERED TO THE MARKET
CHAIN FREE IN SE22.

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Leasehold | Council Tax Band C – London Borough of Southwark | Service
Charge TBC | Ground Rent TBC

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DESCRIPTION:

This impressive split-level top floor flat is set within a large Victorian building overlooking Goose Green, the property boasts impressive proportions throughout including a large roof terrace. Comprising three double bedrooms (potentially 4 depending on layout). A spacious eat-in kitchen diner, separate reception room and a fabulous roof terrace, this is an ideal property for a young family or first time buyer looking to make their mark on the SE22 market.

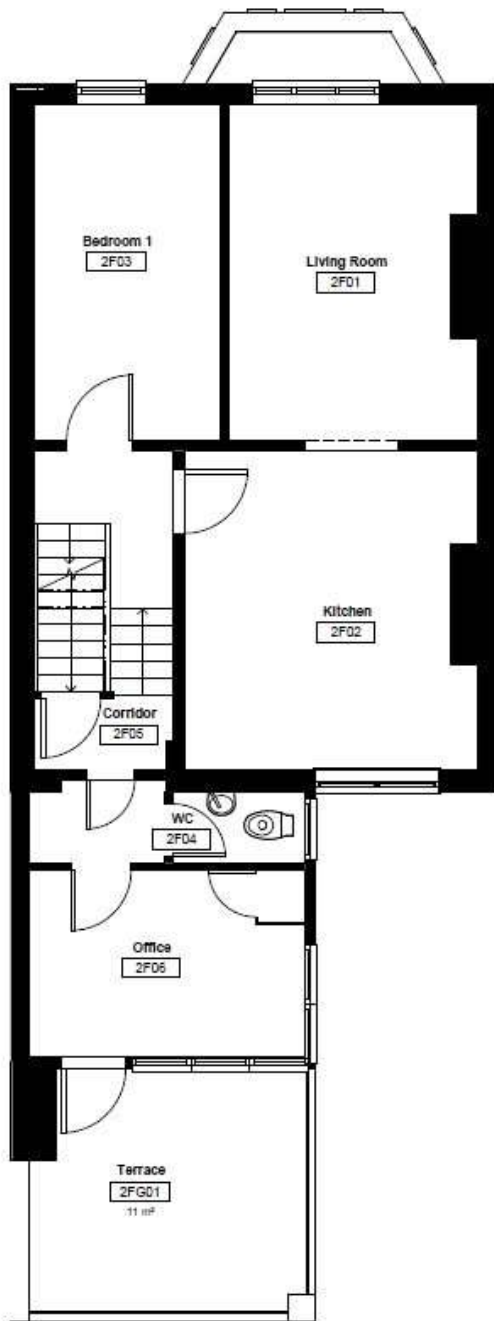
The flat is located within easy access to local bars and restaurants and transport links via either East Dulwich or Peckham Rye stations including the East London tube line.

AT A GLANCE

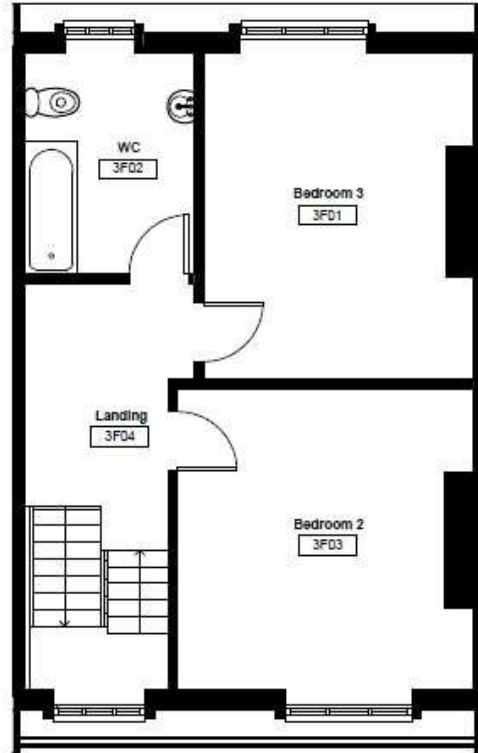
- Three/Four Double Bedrooms
- Split Level Flat
- Modern Kitchen/Diner
- Separate Office Room
- Private Roof Terrace
- Communal Bespoke Bike Shed and Bin Storage
- Fantastic Location







2nd Floor Plan



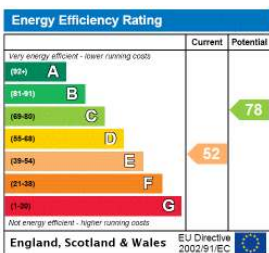
3rd Floor Plan

Room Areas		
Number	Name	Net Internal Area
2F01	Living Room	13.5 m ²
2F02	Kitchen	15 m ²
2F03	Bedroom 1	10.5 m ²
2F04	WC	1.5 m ²
2F05	Corridor	6.5 m ²
2F06	Office	8.5 m ²
3F01	Bedroom 3	15 m ²
3F02	WC	7 m ²
3F03	Bedroom 2	15.5 m ²
3F04	Landing	6.5 m ²
		100 m ²

Flat 2, 65 East Dulwich Road Plans



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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