



FOREST HILL ROAD, EAST DULWICH, LONDON, SE22
OIEO £450,000 LEASEHOLD

**A BRIGHT AND SPACIOUS MAISONETTE,
SITUATED ON A HIGHLY SOUGHT AFTER ROAD
BETWEEN EAST DULWICH AND PECKHAM RYE.**

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

Tenure Leasehold | Council Tax Band C – London Borough of Southwark | Service Charge None | Ground Rent £150 pa

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DESCRIPTION:

A bright and spacious maisonette, situated on a highly sought after road between East Dulwich and Peckham Rye. The charming flat comprises a spacious reception, complete with high ceilings, sash windows and original fireplace. Fully fitted kitchen to rear with free standing appliances, wooden work tops and finished to a good standard. Two double bedrooms, the principal situated on the top floor furnish the rest of the property. The property benefits from a large amount of storage and its own front door.

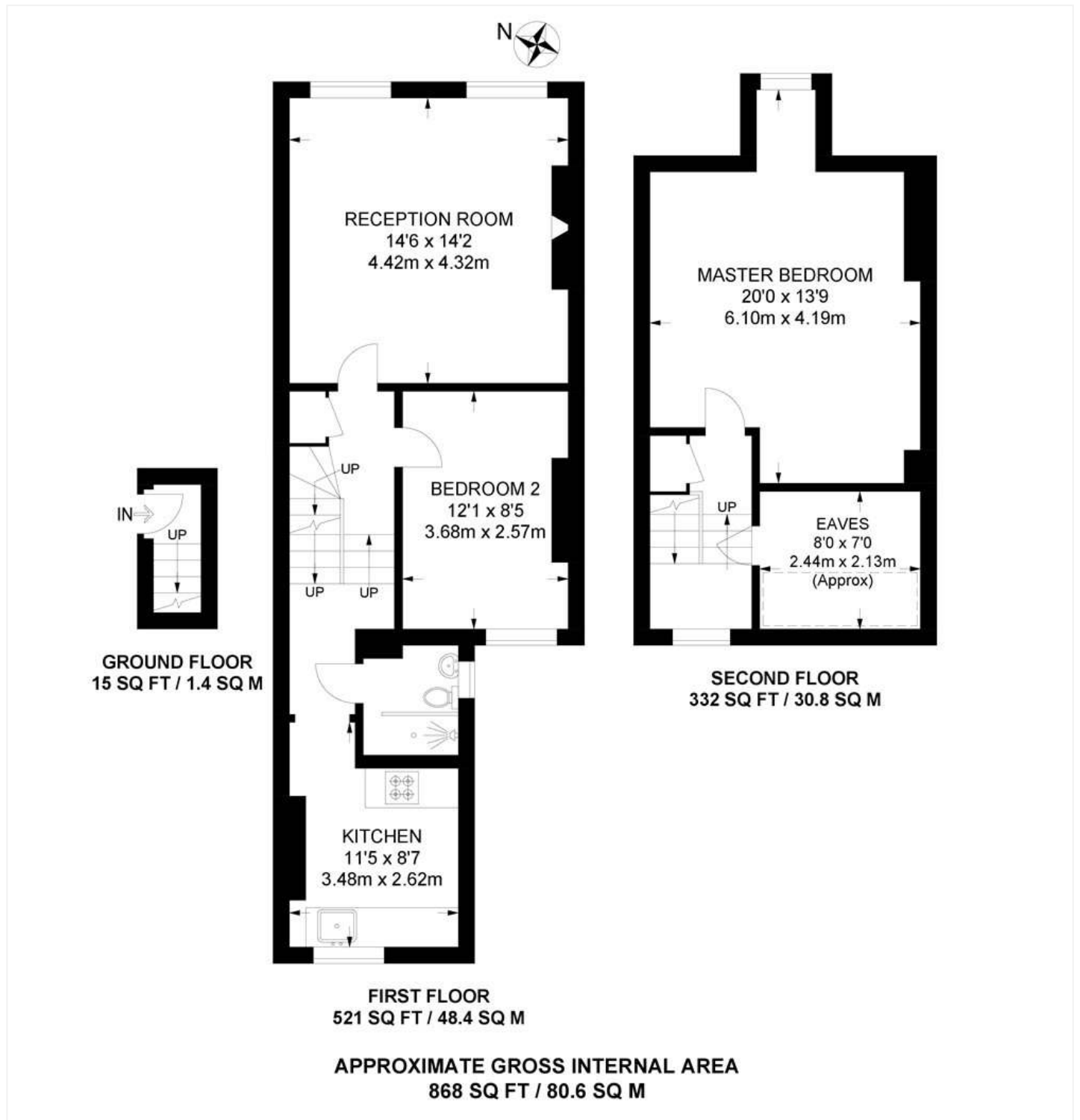
It is well serviced for transport links via either Honor Oak, Peckham Rye or East Dulwich stations including links to the East London line. There are plenty of local pubs, restaurants and shops which are right on your doorstep as well as the wide open green spaces of Peckham Rye Park which is just a few minutes walk away. This is a fantastic flat in a superb location with early viewing recommended.

AT A GLANCE

- Two Double Bedrooms
- Fully Fitted Kitchen
- Large Reception
- Bright & Spacious Maisonette
- Great Transport Links
- Fantastic Location
- School Catchment Area







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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	75
(55-68) D	55
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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