



CRYSTAL PALACE ROAD, EAST DULWICH, LONDON, SE22
£600,000 LEASEHOLD

A FANTASTIC TWO DOUBLE BEDROOM GROUND FLOOR GARDEN FLAT SITUATED IN THE HEART OF EAST DULWICH.

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

Tenure Leasehold approx. 111 yrs remaining | Council Tax Band C – London Borough of Southwark | Service Charge approx. £597 pa | Ground Rent approx. £357 pa

winkworth.co.uk

Winkworth

See things differently



DESCRIPTION:

The property comprises two spacious double bedrooms, including built-in wardrobes, a stunning finish and both bright and airy. The open-plan kitchen reception to rear has been fully extended with Bi-fold doors that lead out to a spacious patio to rear with built-in storage and seating. The kitchen is fully fitted, including engineered wood flooring throughout.

The property is ideally situated to benefit from easy access to an array of local bars and restaurants on Lordship Lane. Transport links are provided via Denmark Hill for the overground, or direct links from East Dulwich station for London Bridge. The Picture House cinema is a short stroll and three parks are situated within a short walk. This is a fantastic property and early viewings are highly advised.

AT A GLANCE

- Two Double Bedrooms
- Fully Fitted Open-Plan kitchen & Reception
- Spacious Patio
- Modern Bathroom
- Built-in Storage & Wardrobes
- Fantastic Location







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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.