



**DUNSTANS ROAD, EAST DULWICH, LONDON, SE22**  
**OIEO £600,000 SHARE OF FREEHOLD**

**A CHARMING LOWER GROUND FLOOR  
MAISONETTE, SITUATED IN A POPULAR SPOT  
IN SE22 JUST BY PECKHAM RYE PARK.**

Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

Tenure Share Of Freehold | Council Tax Band C – London Borough of Southwark |  
Service Charge £1200 pa | Ground Rent NIL

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## DESCRIPTION:

This charming property is offered to the market in fantastic condition. Comprising two double bedrooms, one situated to the front of the property and the other to the rear, overlooking the private garden. The property further boasts a family bathroom, fully fitted kitchen with built in appliances, dining area and reception. French doors lead out through the reception to an immaculate 75 foot private garden. The private garden boasts mature trees and shrubs, as well as a summer house/home office at the bottom of the garden. This is a fantastic maisonette in a quiet location with easy access to the local pubs, restaurants and shops along Forest Hill Road (0.1m) as well as those on Lordship Lane (0.8m). Transport is provided via Peckham Rye station for the overground (1m), Honor Oak station (0.9m) with links onto the East London line or East Dulwich station (1m) with direct links to London Bridge. This is a wonderful property in a superb location and should be viewed immediately.

## AT A GLANCE

- Two Double Bedrooms
- Lower Ground Floor Flat
- Double Reception Room
- Modern Fitted Kitchen
- Family Bathroom
- Private Garden inc a Summer House/Home Office
- Great Transport Links

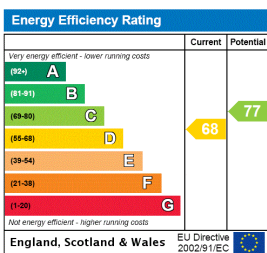






LOWER GROUND FLOOR  
APPROXIMATE GROSS INTERNAL AREA  
675 SQ FT / 62.7 SQ M

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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