



**NORTH CROSS ROAD, EAST DULWICH, LONDON, SE22**  
**£800,000 LEASEHOLD**

**ONE OF THE MOST SPECTACULAR SPLIT  
LEVEL FLATS, SITUATED IN THE HEART OF  
SE22.**

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

Tenure Leasehold | Council Tax Band B – London Borough of Southwark | Service Charge TBC | Ground Rent approx. £300 pa

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## DESCRIPTION:

New to the market and offered in fantastic condition is this split level, two double bedroom maisonette. The property is situated in an incredibly sought after location, close to the hustle and bustle of Lordship Lane, the parks at Dulwich Park, Goose Green and Peckham Rye park. The property comprises a spectacular, bright and airy, open-plan kitchen reception, boasting wide pine floorboards, high ceilings and bespoke joinery. The kitchen is fully fitted, boasting a range cooker, butlers sink and finished to a high standard. The property comprises two double bedrooms, both en-suite. The primary double situated in the loft and comprising a walk-in wardrobe with built in shower. The primary double also benefits from a private roof terrace with impressive south views. The location offers easy access to transport links at East Dulwich station for direct links to London bridge, Peckham Rye station offers overground links to most major London terminals, alternatively you can get a bus from Lordship Lane to Denmark Hill for overground services. This is a one of a kind flat in an exceptional location and early viewings are highly recommended.

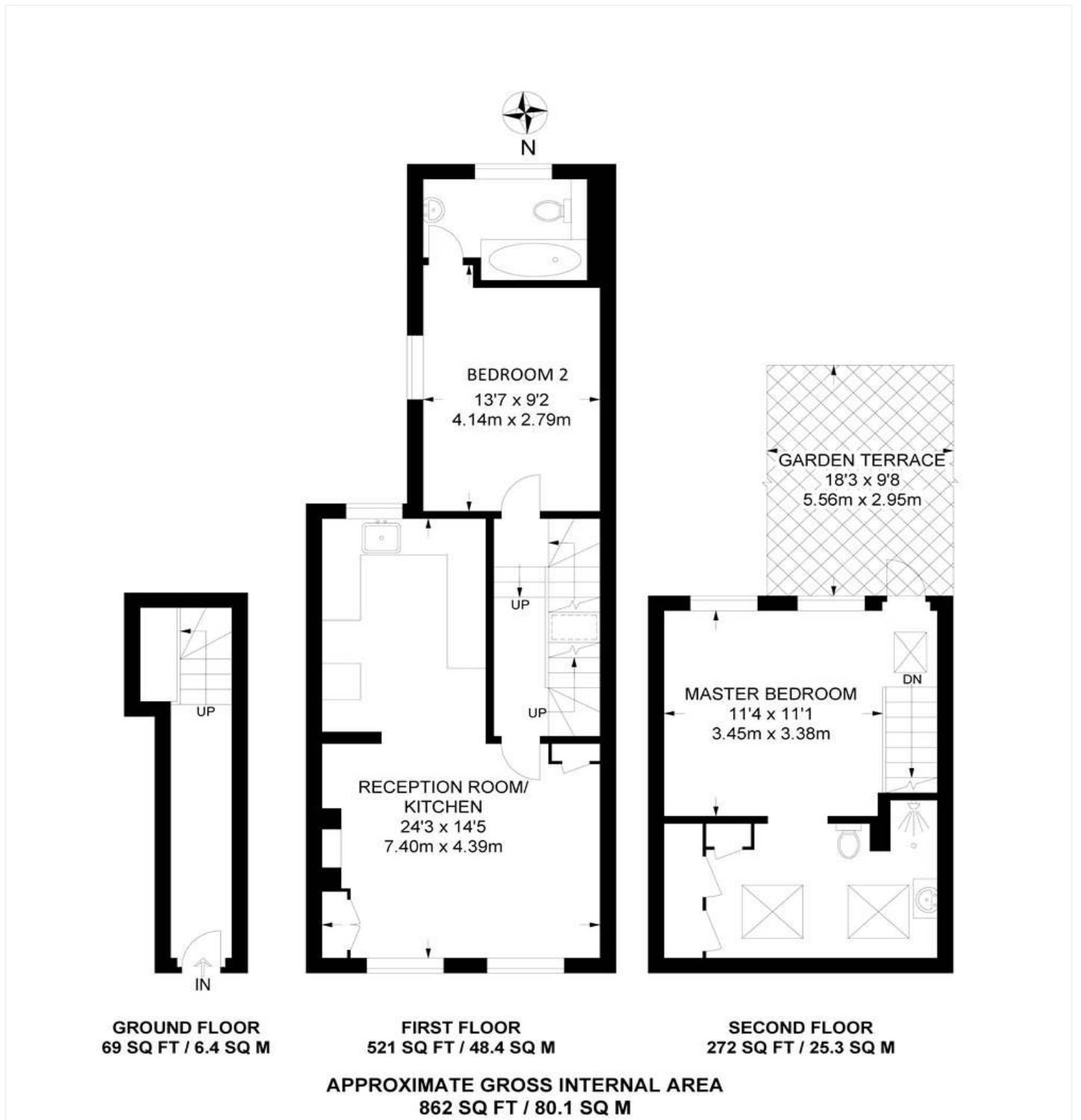
## AT A GLANCE

- Two Double Bedrooms
- Split Level Flat
- Open Plan Kitchen-Living
- Modern Bathrooms
- Private Roof Terrace
- Fantastic Location
- Great Transport Links









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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