



**GREEN DALE, CAMBERWELL, SE5**  
**£425,000 LEASEHOLD**

**AN OUTSTANDING ONE-BEDROOM FLAT, SITUATED  
WITHIN A HIGHLY SOUGHT AFTER MODERN  
DEVELOPMENT ON THE DULWICH/ CHAMPION HILL  
BORDERS.**

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

Tenure Leasehold | Council Tax Band C – London Borough of Southwark |  
Service Charge £1,128.55 | Ground Rent £250

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## DESCRIPTION:

An outstanding one-bedroom flat, situated within a highly sought after modern development on the Dulwich/Champion Hill borders. Situated in a popular modern block in Greendale, is this stunning one double bedroom flat offered to the market in great condition. The property comprises a spacious double bedroom, spacious bathroom, and large open-plan kitchen/reception. The property benefits from two outdoor spaces, one being the private balcony, the second is a large communal roof terrace. The location offers fantastic access to East Dulwich and North Dulwich station for connections to London Bridge, alternatively the overground can be accessed via Denmark Hill station within a short walk. Independent shops, bars and restaurants can be found in either Dulwich Village or Lordship Lane.

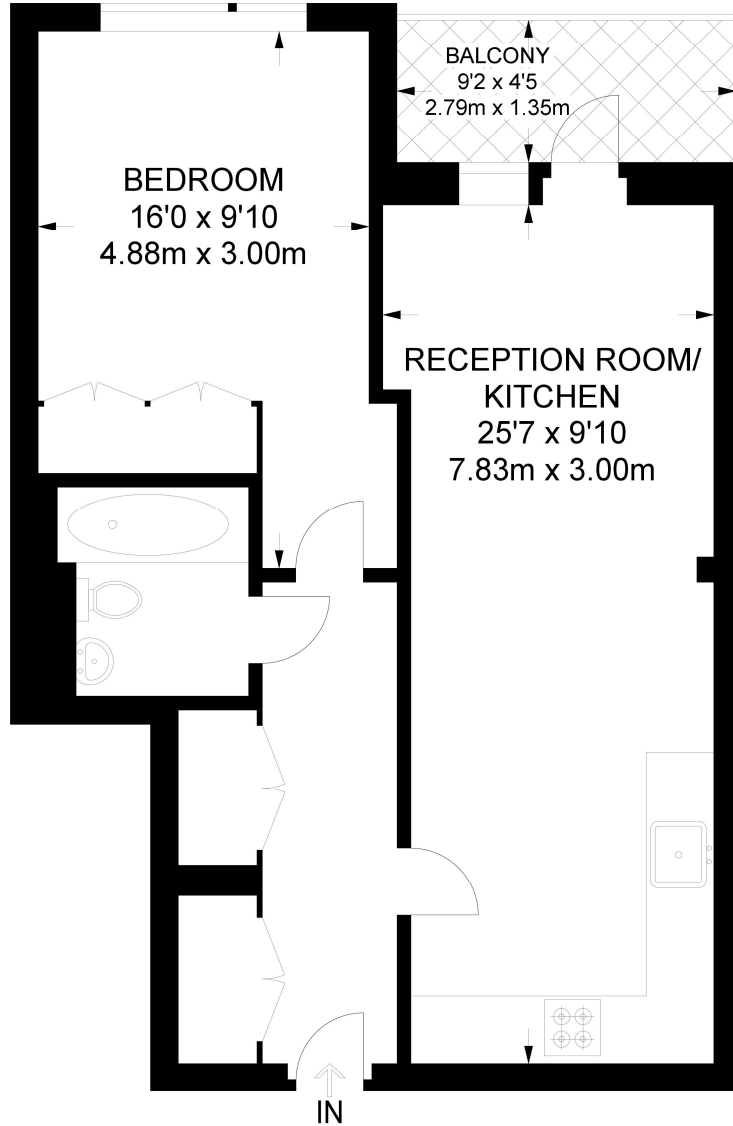
This is a fantastic flat and early viewing is highly advised.

## AT A GLANCE

- Modern one-bedroom flat in a sought-after Dulwich/Champion Hill development.
- Spacious layout with a large open-plan kitchen/reception, double bedroom, and bathroom.
- Two outdoor spaces: private balcony and communal roof terrace.
- Excellent transport links: close to East Dulwich, North Dulwich, and Denmark Hill stations.
- Prime location near Dulwich Village and Lordship Lane's shops, bars, and restaurants.







**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA  
520 SQ FT / 48.3 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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