



RODWELL ROAD, EAST DULWICH, LONDON, SE22
OIEO £450,000 SHARE OF FREEHOLD

**A FANTASTIC LOWER GROUND FLOOR
 MAISONETTE, SITUATED ON A PRETTY TREE
 LINED ROAD IN SE22.**

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

Tenure Leasehold 977yr Lease | Council Tax Band B – London Borough of Southwark | EPC Rating D

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DESCRIPTION:

A fantastic lower ground floor maisonette, situated on a pretty tree lined road in SE22. The property offers a large open-plan kitchen/reception room, spacious double bedroom with built in wardrobes and doors leading out to a spacious garden with its own private section.

The location offers easy access to Lordship Lane with its impressive array of shops, bars, restaurants, shops and cinema. Transport links are provided via East Dulwich for direct links to London Bridge or Denmark Hill for the overground. This is a fantastic flat with early viewings highly advised.

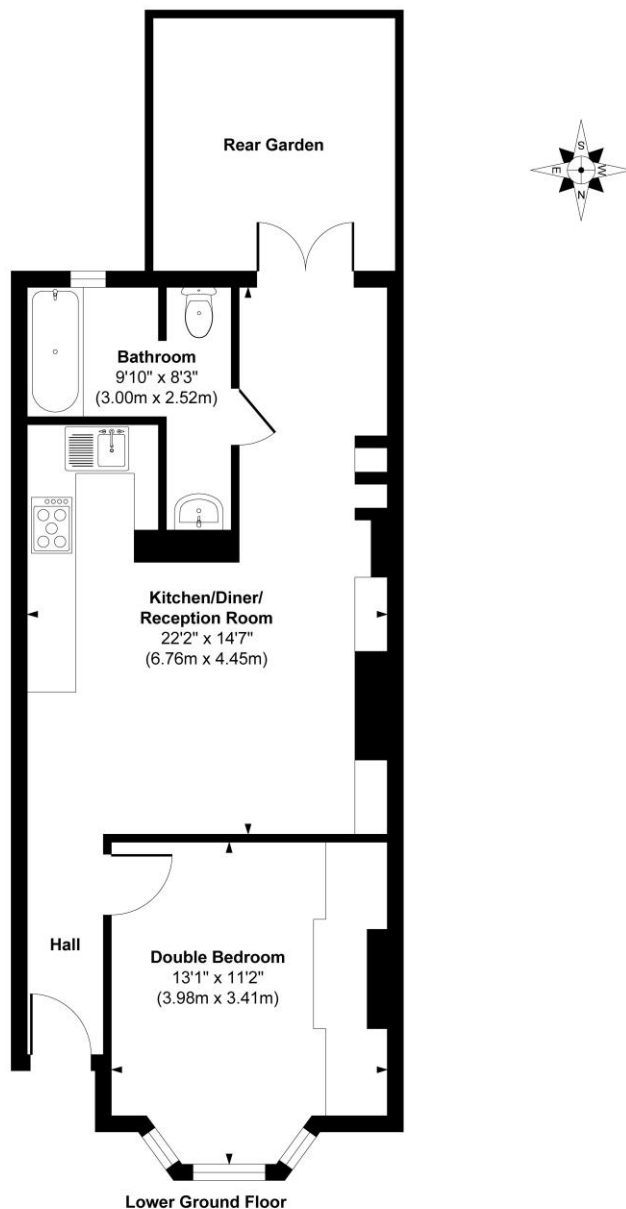
AT A GLANCE

- Spacious Lower Ground Floor Maisonette
- Generous Double Bedroom
- Private Garden
- Prime Location





Rodwell Road



Approx. Gross Internal Floor Area 492 sq. ft / 45.74 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		

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