



GLENGARRY ROAD, EAST DULWICH, LONDON, SE22
£650,000 LEASEHOLD

THIS CHARMING THREE-BEDROOM SPLIT-LEVEL FLAT ON GLENGARRY ROAD, LOCATED IN THE HEART OF EAST DULWICH, OFFERS A PERFECT BLEND OF MODERN LIVING AND CLASSIC CHARM.

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Tenure Leasehold | Council Tax Band D – London Borough of Southwark | Service Charge TBC | Ground Rent TBC

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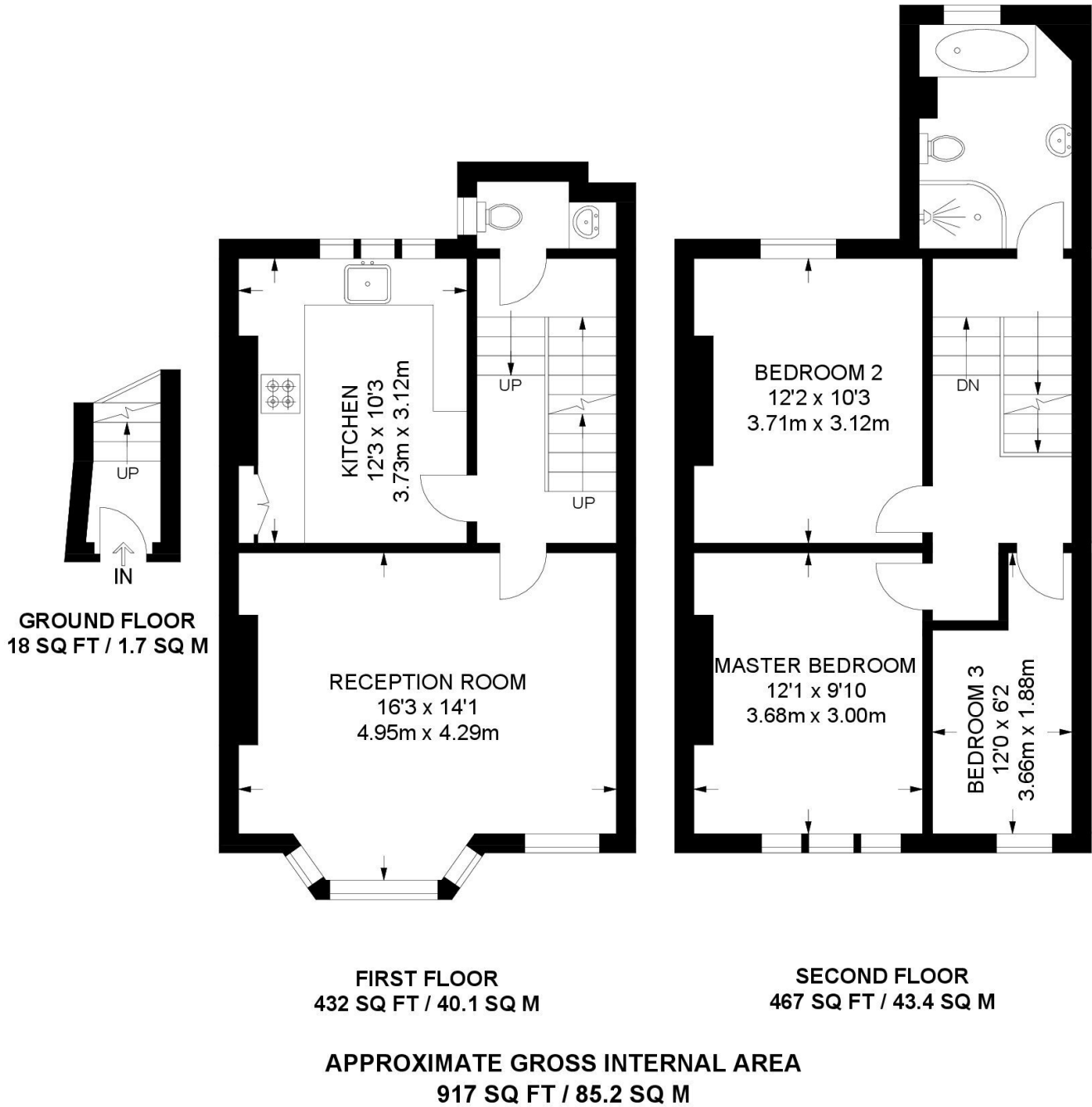
DESCRIPTION:

Spanning two generously sized floors, the property features spacious interiors, stylish finishes, and an abundance of natural light. The flat includes two spacious double bedrooms, both offering ample space and large windows that fill the rooms with warmth and light. Additionally, there is a well-sized single bedroom, perfect for a child's room, home office, or guest bedroom. The contemporary kitchen is fully equipped with integrated appliances, sleek countertops, and plenty of cabinet space, making it ideal for both cooking and entertaining. The bright and airy living room serves as the heart of the home, boasting large windows that overlook the leafy Glengarry Road, providing a perfect setting for relaxation and dining. A stylish, well-appointed bathroom comes complete with high-quality fixtures, including a separate shower and bathtub. The split-level layout enhances the sense of space and privacy, with living areas and bedrooms thoughtfully distributed across two floors. Situated on a quiet, tree-lined street in East Dulwich, this property is just a short walk from the vibrant Lordship Lane, with its array of independent shops, cafes, and restaurants. The flat benefits from fantastic transport links, with East Dulwich station offering quick access to London Bridge, Denmark Hill station providing connections to the Overground, and a short bus ride to Brixton for the Underground. This flat is an ideal home for professionals, families, or investors looking to take advantage of the thriving East Dulwich property market. Viewings are highly recommended to appreciate everything this beautiful property has to offer.

AT A GLANCE

- Three Bedrooms
- Spacious Reception Room
- Contemporary Kitchen
- Modern Bathroom & Downstairs WC
- Split Level Flat
- 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-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	81
EU Directive 2002/91/EC			

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