



**SILVESTER ROAD, EAST DULWICH, LONDON, SE22**  
**£550,000 LEASEHOLD**

**THIS CONTEMPORARY TWO-BEDROOM APARTMENT, LOCATED ON THE DESIRABLE SILVESTER ROAD IN EAST DULWICH, OFFERS A PERFECT BLEND OF STYLE, COMFORT, AND PRACTICALITY.**

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

Tenure Leasehold | Council Tax Band B – London Borough of Southwark

[winkworth.co.uk](http://winkworth.co.uk)

**Winkworth**

See things differently



## DESCRIPTION:

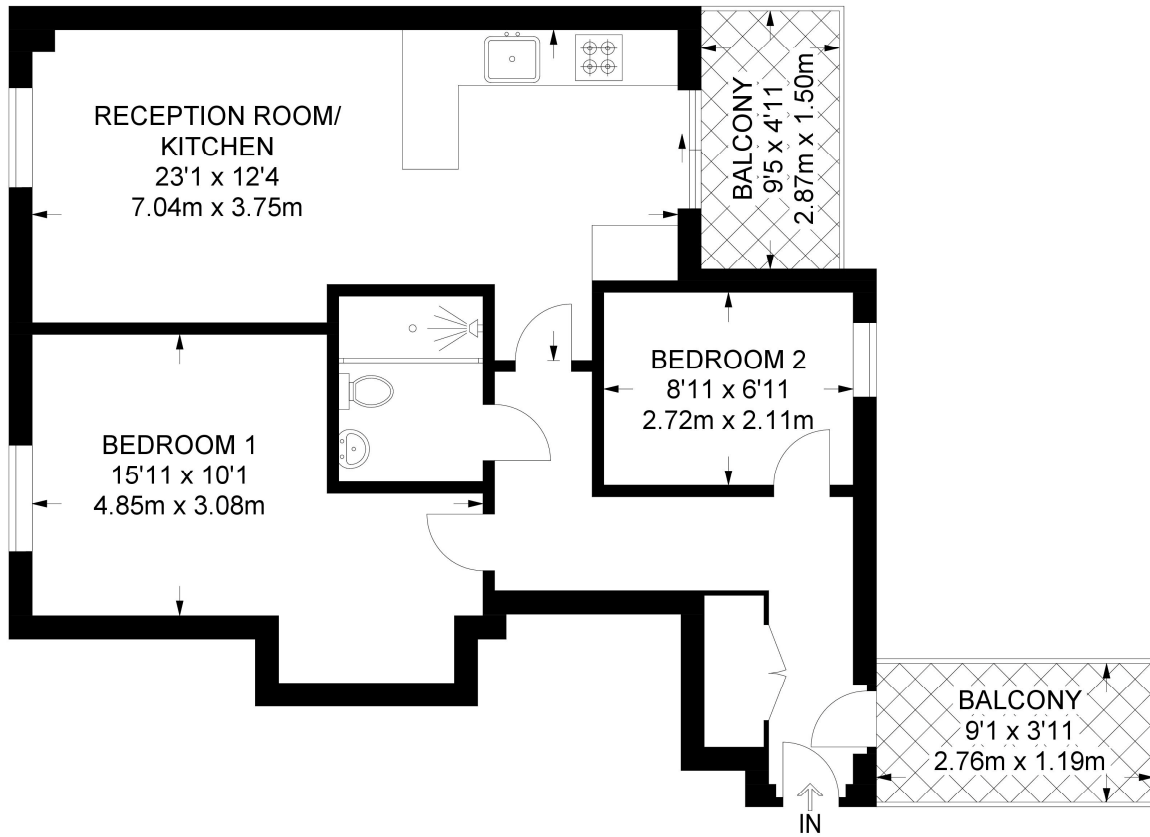
This contemporary two-bedroom apartment, located on the desirable Silvester Road in East Dulwich, offers a perfect blend of style, comfort, and practicality. With a spacious open-plan living area that seamlessly flows into a modern integrated kitchen, complete with sleek appliances and plenty of storage, this home is ideal for both relaxing and entertaining. The apartment features two well-sized double bedrooms, providing ample space for rest and storage. Flooded with natural light, the property boasts large windows throughout that enhance the sense of space and create a bright, airy atmosphere. One of the standout features of this home are the two private balconies, offering a tranquil outdoor space to enjoy your morning coffee or unwind after a busy day. The apartment also benefits from secure cycle storage and access to a well-maintained communal garden, perfect for relaxing outdoors. Situated in a vibrant and sought-after location, the apartment is just a short walk from the popular Lordship Lane, offering a wide range of cafes, restaurants, shops, and excellent transport links, including East Dulwich Station for easy access into central London.

## AT A GLANCE

- **Spacious & Modern:** Open-plan living area with a sleek integrated kitchen.
- **Two Double Bedrooms:** Well-sized rooms with ample storage.
- **Bright & Airy:** Large windows flood the space with natural light.
- **Private Outdoor Space:** Two balconies plus access to a communal garden.
- **Prime Location:** Close to Lordship Lane & East Dulwich Station.







**SECOND FLOOR**  
**APPROXIMATE GROSS INTERNAL AREA**  
**605 SQ FT / 56.2 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.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.