



IVYBRIDGE HOUSE, EAST DULWICH ESTATE, LONDON SE22
OIEO £425,000 LEASEHOLD

A LARGE, SPLIT LEVEL TWO DOUBLE-BEDROOM APARTMENT IN A PRIME EAST DULWICH LOCATION, CLOSE TO LOCAL AMENITIES.

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Tenure Leasehold New 117yr Lease | Council Tax Band B – London Borough of Southwark | Service Charge £1,161.64pa Ground Rent £200pa

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DESCRIPTION:

A large, split-level two double-bedroom apartment in a prime East Dulwich location, close to local amenities and just a short walk from East Dulwich train station and the vibrant shops, bars, and restaurants of Lordship Lane. The property boasts wood flooring in the main rooms and on the stairs, adding an elegant touch to the spacious lounge and modern, fully fitted kitchen on the entry floor. A shower room is also located on this level. Upstairs, the two double bedrooms offer generous space, with the second bedroom providing beautiful views across the neighborhood. The flat is finished to a high specification throughout, with large windows that allow natural light to flood the living spaces, creating a bright and airy atmosphere. Perfectly positioned for easy access to the shops, bars, and restaurants of Lordship Lane, Camberwell, and Peckham Rye. Transport links are excellent, with Denmark Hill station for the overground and East Dulwich station providing direct links to London Bridge. Early viewings are highly recommended.

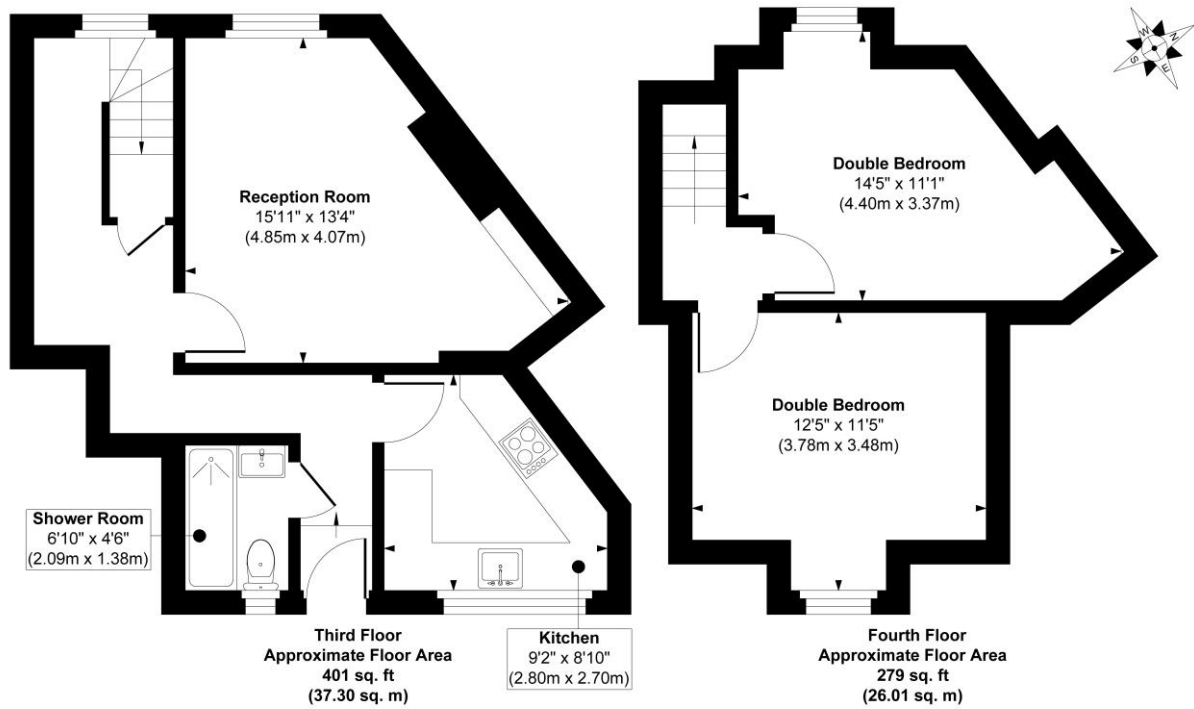
AT A GLANCE

- Prime Location
- Modern and Spacious
- Two Double Bedrooms
- Light and Airy
- Excellent Transport Links





Ivybridge House

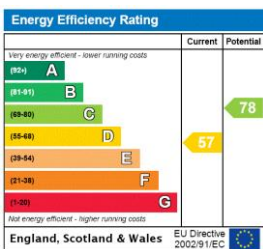


Approx. Gross Internal Floor Area 680 sq. ft / 63.31 sq. m

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.



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