



LORDSHIP LANE, EAST DULWICH, LONDON, SE22
£625,000 SHARE OF FREEHOLD

A SPACIOUS AND VERY WELL PRESENTED,
THREE-BEDROOM, SPLIT LEVEL FLAT SITUATED
IN A HIGHLY SOUGHT AFTER LOCATION IN SE22.

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

Tenure Share of Freehold | Council Tax Band E – London Borough of Southwark |
Service Charge TBC | Ground Rent TBC

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DESCRIPTION:

A spacious and very well presented, three-bedroom, split level flat situated in a highly sought after location in SE22.

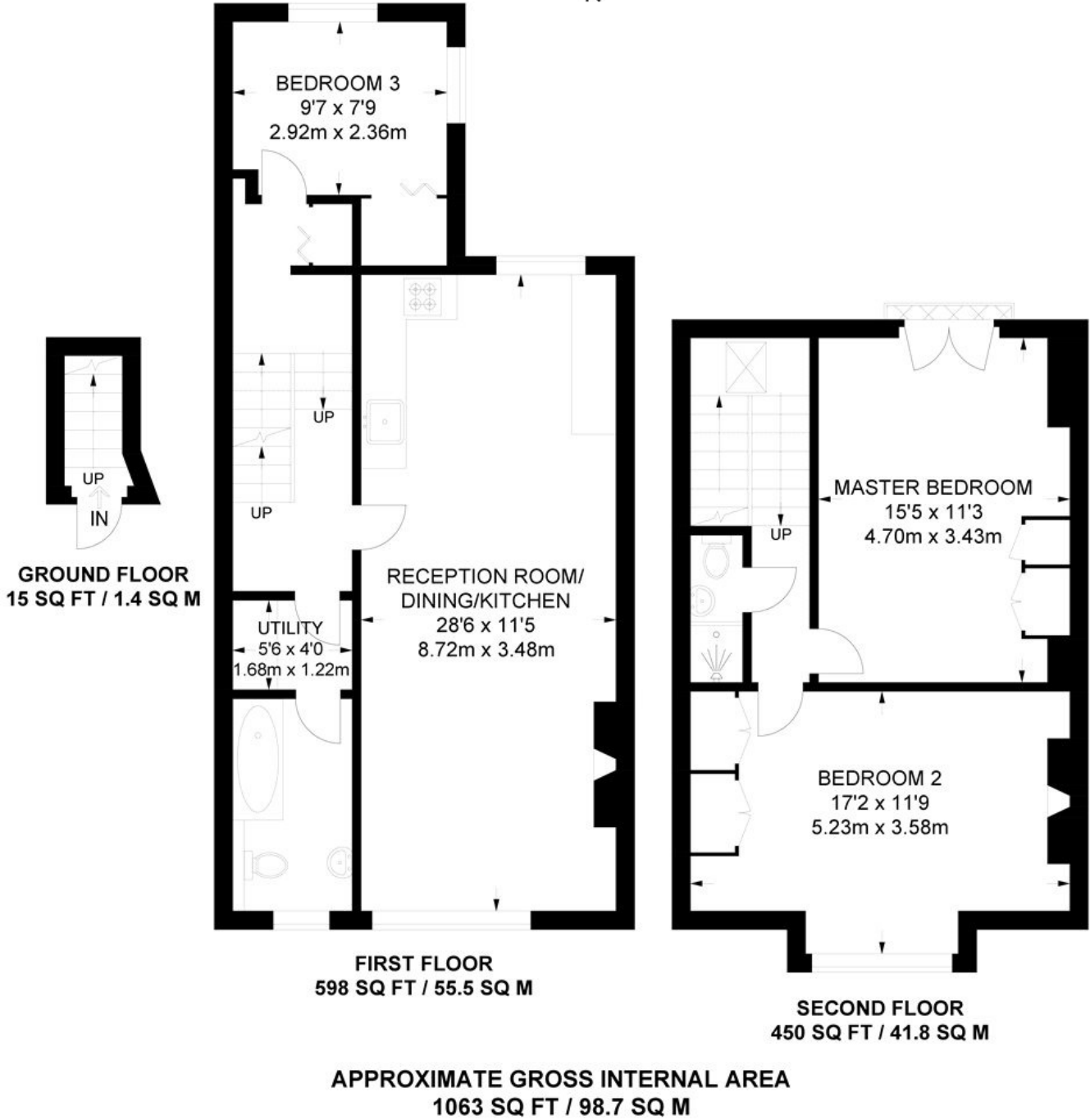
Split over the top two floors of this handsome Victorian building, is this spacious, three double bedroom flat. The property comprises a beautiful, bright and airy, open-plan kitchen reception, complete with high ceilings, original fireplace, engineered wood flooring. One spacious double and large family bathroom occupy the remaining space of the first floor. The second floor boasts two double bedrooms, the principal rooms boasting built in wardrobes and west facing views across the gardens to rear towards Dulwich Village. The top floor is also finished to an exceptional standard and features a shower room. It is ideally situated to benefit from easy access to all the amenities Lordship Lane has to offer. Transport links are provided via East Dulwich station to London Bridge, a short bus to Forest Hill for the East London line, or a bus to Denmark Hill for the overground. Dulwich Village and Dulwich Park are within short proximity, offering wide green open spaces and lots of independent shops, bars and restaurants.

AT A GLANCE

- Three Double Bedrooms
- Open Plan Kitchen/Reception
- Large Family Bathroom
- Utility Room
- Split Level Flat
- Close To Parks
- Great Transport Links







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	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	

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