



SOUTHDOWN HOUSE, PYTCHLEY ROAD, LONDON, SE22
£420,000 LEASEHOLD

**A VERY SPACIOUS ONE DOUBLE BEDROOM
APARTMENT SITUATED IN A PRIME EAST
DULWICH LOCATION, CLOSE TO LOCAL**

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Tenure Share of Freehold | Council Tax Band D – London Borough of Southwark

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DESCRIPTION:

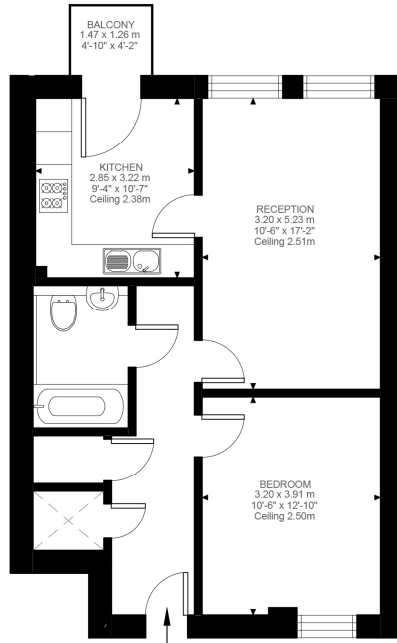
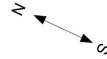
A very spacious one double bedroom apartment situated in a prime East Dulwich location, close to local amenities, and a short walk from East Dulwich train station and Denmark Hill overground links. Lordship Lane is within a stone's throw with its impressive array of independent shops, bars, and restaurants. The property has a large lounge, modern kitchen and bathroom, and a well-proportioned double bedroom. The flat is finished to a high specification throughout, and the large windows provide a light and airy feel in all the living spaces. A bonus is the private balcony, perfect for a morning coffee. Rarely available in this block, it is a must see. Parking included.

AT A GLANCE

- One double bedroom apartment.
- Close to East Dulwich train station and Denmark Hill overground.
- Large lounge, modern kitchen, and bathroom.
- Large windows creating a bright and airy atmosphere.
- Private balcony and parking.







First Floor
612 ft²

Southdown House, SE22
Approximate Gross Internal Area
56.85 SQ.M / 612 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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			
(92-100) A		88	88
(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		EU Directive 2002/91/EC	

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