

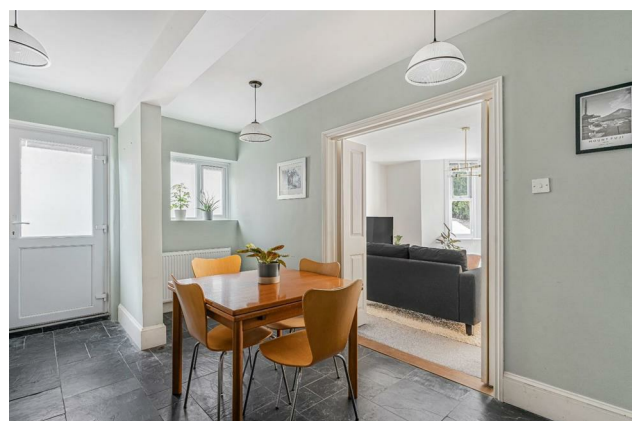
# HUNTERS®

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**MARMORA ROAD, LONDON, SE22**

**GUIDE PRICE £575,000-£625,000**

**Property Images**



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Marmora, SE22 0RY  
Approx. Gross Internal Area 1082 Sq Ft - 100.52 Sq M



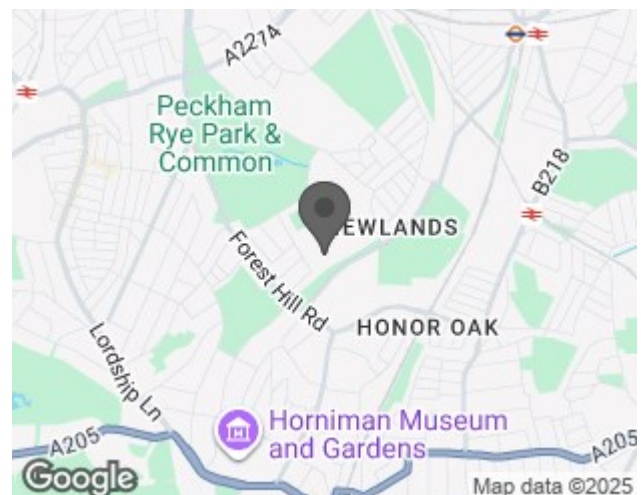
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 61                      | 77        |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Map



## Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

Guide £575,000 - £625,000. SHARE OF FREEHOLD, positioned on Marmora Road in Dulwich SE22 which is highly acclaimed for its grand period buildings, this TWO DOUBLE BEDROOM GARDEN FLAT offering OVER 1000 sq ft of space, south easterly facing lounge window, OUTSIDE STORE

Nestled in the charming area of Dulwich, Marmora Road presents an exceptional opportunity to acquire a delightful flat that combines comfort and convenience. This well-appointed property features two inviting bedrooms, perfect for a small family or professionals seeking a serene retreat. The spacious reception room has double doors leading to the kitchen/diner, ideal for both relaxation and entertaining guests.

One of the standout features of this property is the generous store room, providing ample space for storage and organisation, a rare find in urban living.

As a share of freehold, this flat offers a sense of ownership and stability, allowing you to enjoy the benefits of property investment without the constraints often associated with leasehold arrangements. Additionally, the sole use of a garden is a significant advantage, providing a private outdoor space where you can unwind, cultivate plants, or enjoy al fresco dining during the warmer months.

## Features

• SHARE OF FREEHOLD • EPC rating D and council tax band C • OVER 1000 SQ FT • Under stairs storage • PRIVATE FRONT AND REAR GARDEN • Open plan kitchen, diner, lounge area • TWO DOUBLE BEDROOMS • Soundproofed living room, kitchen, rear bedroom, and hallway • OWN FRONT DOOR (not a shared entrance) • Guide £575,000 - £625,000

Guide price £575,000 - £625,000.

EPC rating D and council tax band C

FREE mortgage consultation via Hunters - just call us to book in

Tucked away off Forest Hill Road, sandwiched between several green spaces (which include Peckham Rye and a golf club) is a small number of roads well known for their stunning period properties and grandeur. Marmora Road is arguably one of the most popular roads in this catchment. Wide and tree lined, the road is full of imposing, ornate, period buildings which we believe buyers will find eye catching.

This property which is a share of freehold is a ground floor garden flat offering over 1000 sq ft of space much of which is occupied by the substantial and striking open plan kitchen, diner, and lounge. The lounge has a south easterly facing bay window, a stunning feature fireplace with a grand surround as well period style radiator and is connected the kitchen area via double bifold doors allowing separation between the two spaces if desired.

The property has both front and rear garden space which is rare, however the rear garden in particular is a striking feature of the property due to its size and layout. Its circa 68ft in length with a decked area to the rear. This will be such a desirable feature to many buyers as gardens of this size are uncommon in flats.

The entrance to the property is not shared which is another nice feature. Having your own front door (not accessed by a communal entrance) is a great feature as it offers privacy and separation from the other flats in the building.

The bedrooms are both double in size which is representative of the overall size however unusually the entrance hall is generous.

The local area offers a plethora of shops, restaurants and local amenities. A lot of the bars and restaurants are family owned and provide a very unique village feel appreciated by local residents.

Travels times from Forest Hill include:

London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

And Canary Wharf in approximately 24 minutes

Local Schools

The Charter School, East Dulwich

Goodrich Community Primary School East Dulwich

Harris Primary Academy East Dulwich

Parks and Green Spaces

The Horniman Gardens are the most popular and famous gardens locally attracting a substantial amount of visitors every year

Peckham Rye Park and Common and Honor Oak Park are also very popular and are in proximity.

Forest Hill is known well locally for its boutique restaurants and shops.

As well as having a Sainsbury's, Superdrug and WH Smith, Forest Hill is well served with a variety of high quality independent shops, including a traditional butcher. There are also gastro pubs, a gym, a number of great cafés, delis

Verified Material Information

Council Tax band: C

Tenure: Share of Freehold

Lease length: 985 years remaining (999 years from 2011)

Ground rent: £0 pa

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Great

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.