

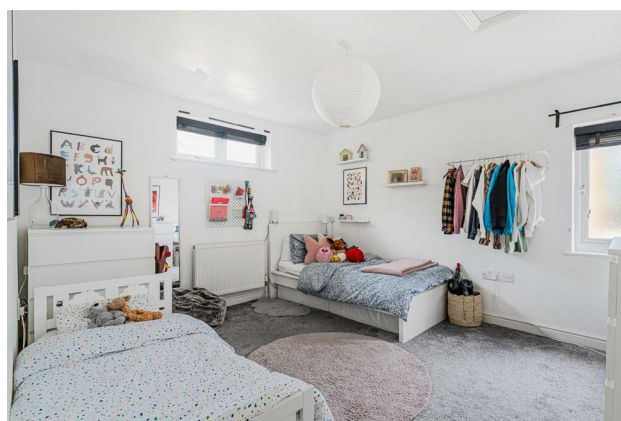
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Nimegen Way, London, SE22 8TL

Asking Price £600,000

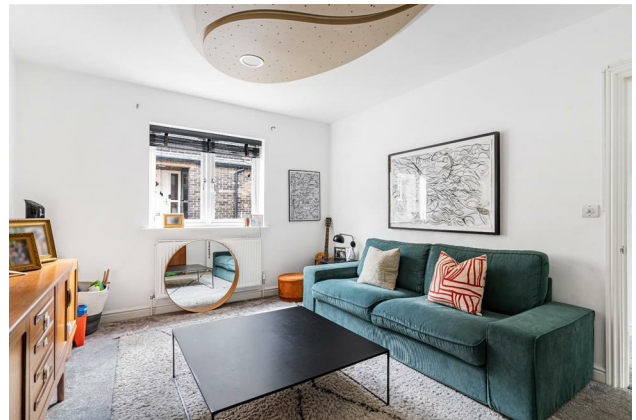
Property Images



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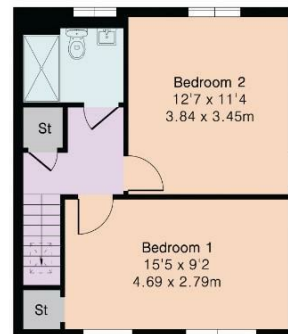
Approximate Gross Internal Area 841 sq ft - 78 sq m

Ground Floor Area 429 sq ft – 40 sq m

First Floor Area 412 sq ft – 38 sq m



Ground Floor

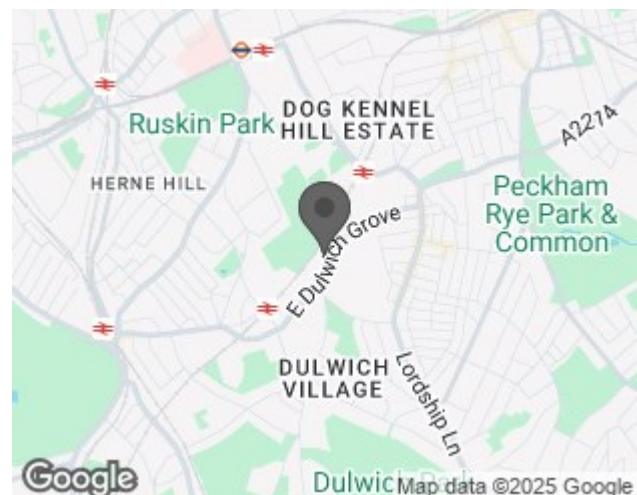


First Floor

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Map



Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 1

Tenure: Leasehold

CHAIN-FREE

Guide price £600,000 - £650,000. TWO DOUBLE BEDROOM SEMI DETACHED HOUSE, side access door to garden and direct access to garden from kitchen diner, DOWNSTAIRS W/C, built in storage cupboards, loft space, porch with store cupboard, CHAIN FREE, OVER 865 SQ FT, residents parking in development, great location for Lordship Lane.

Features

• Asking Price £600,000 • CHAIN FREE • Private Rear Garden with Side Access • Over 865 sq ft • Kitchen diner • Semi-Detached House • Great Location for Lordship Lane and Dulwich • Two Double Bedrooms • In Proximity of Shops, Restaurants and Amenities • In Proximity of Transport Links, Parks, Green Spaces and Good Schools

EPC: C

CHAIN-FREE

ASKING PRICE £600,000

Tenure: Leasehold (freehold owned by the Dulwich estate which offers various benefits)

Council tax: D (£1,692 p/yr)

Location

One of the greatest selling points of this semi-detached house is its location, especially for families. Situated just 400m from The Charter School North Dulwich, a highly-regarded and oversubscribed school, the property sits within one of the most desirable school catchments in South East London. Rarely would you find a house at this price point in such a prime spot.

The house is also perfectly positioned to enjoy the best of the local area. It's approximately 0.4 miles from Lordship Lane, where you'll find a wealth of boutique shops, bars, restaurants, cafes, and gastro pubs, as well as the vibrant ambience of the Dulwich market.

The Property

This semi-detached house is around 15 years old and offers two spacious double bedrooms and residents' parking within the development. With over 865 sq ft of internal living space, the house boasts well proportioned rooms. The primary bedroom is 15.5ft long, and the second is nearly 13ft—a far cry from a typical box room. The kitchen-diner is also well sized at nearly 19ft. These spacious proportions are something buyers will truly appreciate when they view the property in person. The low-maintenance rear garden features a convenient side gate for easy access from the front of the house, which is great for parties or for bringing large items in without going through the house. To the front, there is a porch that extends to an integral cupboard, providing useful additional outside storage.

Schools

Within less than a mile of the property there are some very highly acclaimed junior and secondary

state schools. Some of these schools include:

The Charter School North Dulwich
The Charter School East Dulwich
Dulwich Hamlet Junior School
Dulwich Village Church of England Infants' School
Judith Kerr Primary School
Harris Primary Academy East Dulwich
Heber Primary School
Bessemer Grange Primary School

TRANSPORT

North Dulwich, East Dulwich, Denmark Hill and Herne Hill stations are in proximity of the property. Some of the following travel times are available from these stations:

Blackfriars in approximately 12 minutes

Victoria in approximately 10 minutes

London Bridge in approximately 15 minutes

Canary Wharf in approximately 32 minutes

Here is what the owner has said about the property:

We bought this house for the incredible school catchment, but we didn't realise how much we would love the house itself. We are only moving due to a completely unexpected opportunity to relocate with work. The neighbourhood is quiet and the neighbours are friendly. Our favourite part is the garden – the seating area is shady and we have spent so much time outside throughout the spring eating outside and enjoying the space. We love the space for the bikes and access. If it wasn't for the move abroad, there is no way we would leave.

Verified Material Information

Council Tax band: D

Tenure: Leasehold

Lease length: 105 years remaining (122 years from 2008)

Property type: House

Property construction: Standard construction

Energy Performance rating: C

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: FTTP (Fibre to the Premises)

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

Parking: Communal and Off Street

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: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Ramped access, Wide doorways, and Level access shower

Coal mining area: No

Non-coal mining area: No

