



Nowman House, Lordship Lane **SE22**





Description

An exquisite modern masterpiece in the heart of East Dulwich, expertly crafted by the renowned MYN Properties and meticulously designed by Penman Interiors. This captivating three bedroom, three bathroom split-level maisonette redefines luxury living. As you approach the property, you'll be greeted by your own private front entrance and off-street parking, on the ground floor you will discover the first of the three bedrooms and a beautifully appointed contemporary bathroom.

However, the true essence of this maisonette lies at its rear - an awe-inspiring open-plan kitchen and entertaining space. Bathed in natural light from expansive windows, this area exudes a contemporary ambiance. The kitchen itself is a masterpiece, boasting sleek design and seamless integration of top-tier appliances, complemented by a chic breakfast bar, perfect for casual dining.

The pièce de résistance, undoubtedly, is the seamless transition from the living space to the enchanting private rear garden. Designed for modern-day living, the garden is a sun-soaked haven, graced with a west-facing orientation that ensures you'll bask in the warmth of the evening sun. The current owner has transformed this outdoor space into a social oasis, complete with a central al fresco dining area adorned by a charming pergola and surrounded by mature and resplendent shrubs.

Venturing to the lower ground floor, the principal bedroom suite, a sanctuary of relaxation. This retreat is adorned with a contemporary en suite bathroom, featuring premium fixtures and finishes and a generously-sized home office or walk-in wardrobe, providing an ideal space for work or storage.

Completing the ensemble is a third bedroom suite, thoughtfully designed with a contemporary en suite shower room, offering both style and functionality.

Location

Lordship Lane is extremely popular for its proximity to both the Village and East Dulwich. The entrance to Dulwich Park is moments away and the area's world-renowned schools, including Harris Primary, Heber Primary, The Charter School, James Allen's Girls School, Alleyn's School and Dulwich College are on the doorstep. The nearest station is North Dulwich (0.8 miles) and numerous and frequent bus services from Lordship Lane to both East Dulwich station with services to London Bridge and Denmark Hill station. All distances are approximate.

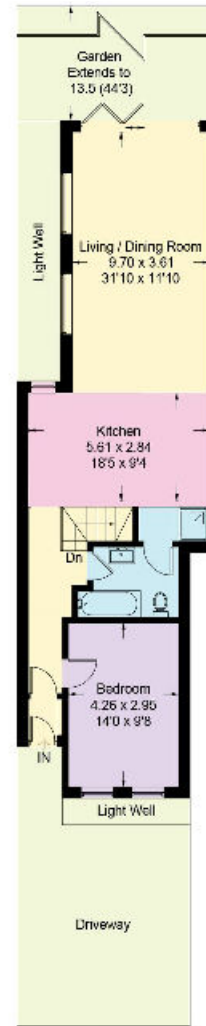




This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Approximate Gross Internal Area
 Lower Ground Floor = 72.6 sq m / 781 sq ft
 Ground Floor = 67.8 sq m / 730 sq ft
 Total = 140.4 sq m / 1511 sq ft

EPC: B
 Council Tax Band:
 Local Authority: SSWARK Council
 Tenure: Leasehold approximately 117 years remaining
 Service Charge: Approximately £1,700 per annum
 Ground Rent: £300 per annum
Reviewed annually



Lower Ground Floor

Ground Floor

Knights Frank
 Dulwich
 1c Caltan Avenue
 SE21 7DE

We would be delighted to tell you more

Georgia Jakstys	Chica Lambert	Ollie Greig
020 3815 9415	020 3815 9416	020 3815 9418
georgia.jakstys@knightsfrank.com	chica.lambert@knightsfrank.com	ollie.greig@knightsfrank.com

[knightsfrank.co.uk](https://www.knightsfrank.co.uk)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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