



Dog Kennel Hill, SE22
£475,000

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In general

- Two double bedrooms
- Modern, purpose-built
- Split-level
- Lift-access
- Gated underground parking space
- Good condition throughout
- CHAIN FREE

In detail

CHAIN FREE – Gorgeous, spacious and beautifully bright two-bedroom split-level modern apartment in this award-winning architecturally designed building between East Dulwich and Camberwell.

Boasting over 725 Sq Ft of internal space as well as a private balcony with excellent south-facing rooftop views – there are two comfortable double bedrooms, a family bathroom and separate downstairs WC/utility and the stunning 27-ft open-plan kitchen reception. There is allocated parking in the underground car park as well as access to bike storage.

The instantly-recognisable 8 Dog Kennel Hill is enviably located for the independent shops, bars and restaurants of Lordship Lane and Bellenden Road as well as the parks and green spaces nearby. There are strong transport links into The City and West End from East Dulwich station (0.2 miles) and Denmark Hill station (0.5 miles) as well as bus/cycle routes through the neighbouring Peckham Rye, Herne Hill and Dulwich Village.

Early viewing recommended.

*Vendor to contribute to service charge for the first two years of ownership

EPC: B | Council Tax Band: D | Lease: 107 years remaining | SC: £4,000 pa | GR: £300 pa | Buildings Insurance: Incl. in SC



Floorplan

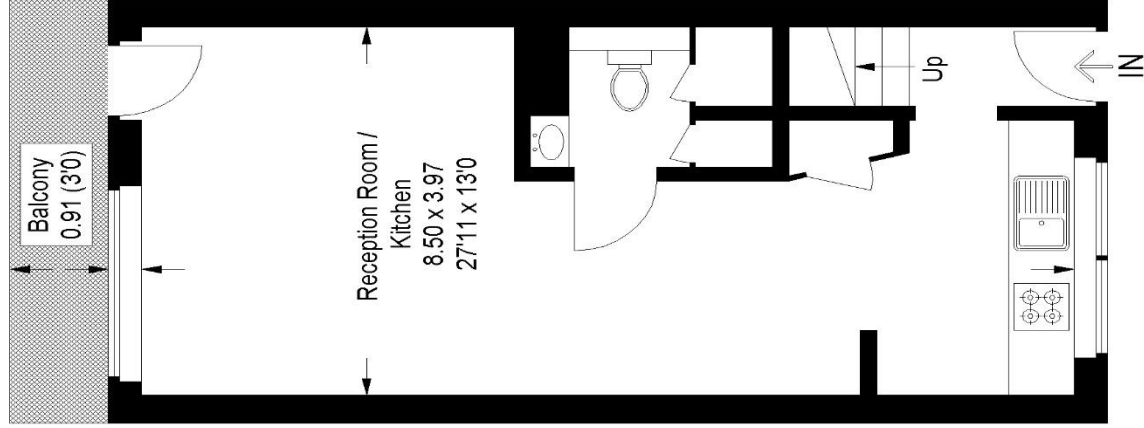
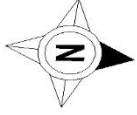
Dog Kennel Hill SE22

Approximate Gross Internal Area

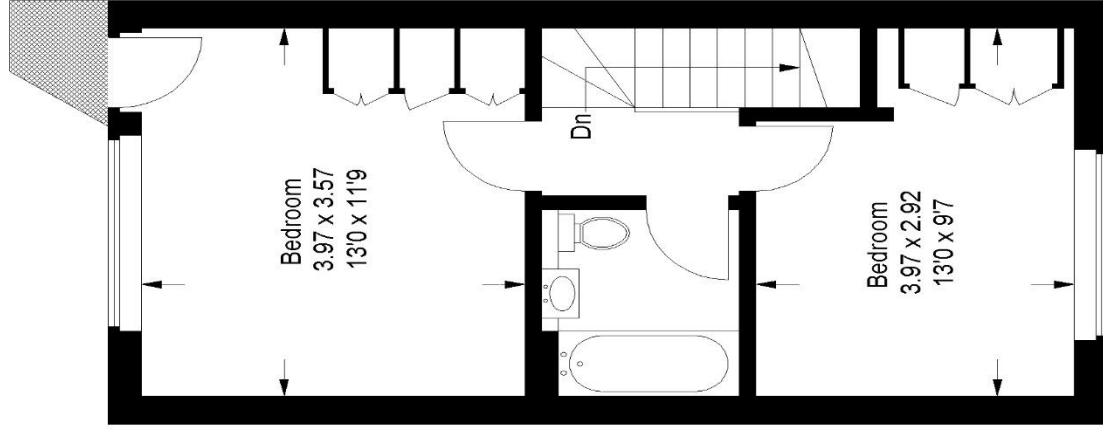
Second Floor = 33.9 sq m / 365 sq ft

Third Floor = 33.8 sq m / 364 sq ft

Total = 67.7 sq m / 729 sq ft



Second Floor



Third Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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