



Colwell Road, SE22
£ 750,000

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In general

- 2 double bedrooms
- Large reception room
- Exquisite south-west facing, private, 600 sq. ft. roof terrace
- Modern kitchen with appliances
- Recently renovated
- Plentiful storage, with further access to large loft space
- Share of Freehold
- 0.5 miles to East Dulwich Station

In detail

Stunning, period two double bedroom top floor apartment with a gorgeous, show-stopping 600 sq. ft. private roof terrace.

Boasting over 717 sq. ft. of internal space which has been modernised and upgraded by the current owner to a high standard. There is a modern kitchen with integrated appliances, high quality surfaces and a newly installed boiler, and a separate large 22 ft reception / dining room leading out to the rooftop terrace.

Down the hallway are two well-sized double bedrooms with plenty of storage and high ceilings, and a modern bathroom with three-piece suite completes the ensemble. Further benefits of this unique property in a very desirable location include: beautiful natural light, double glazing throughout, a huge boarded loft with drop-down stairs for storage, and a share of the freehold.

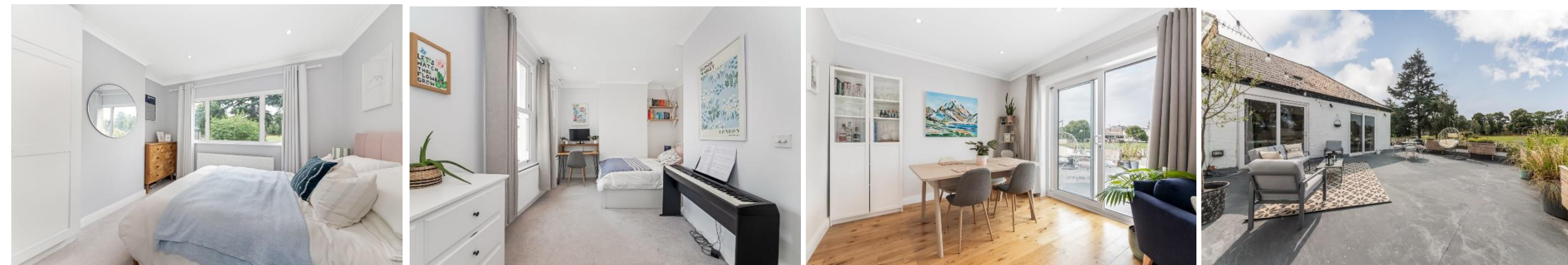
There are enviable green views across the sports grounds of Alleyn's independent school and views towards Dulwich Village. The south-west facing private terrace offers the perfect area to entertain guests or relax and take in the views. This must be one of the most unique and largest private roof terraces in East Dulwich, measuring over 600 sq. ft. Views over the sports field only elevate the space for any fan of local cricket, rugby or football.

Colwell Road is set just off Lordship Lane in this quiet, residential street. There is excellent access to The City and West End from East Dulwich station (0.5 miles) and North Dulwich station (0.8 miles). Slightly further afield, Peckham Rye station (1.4 miles) offers regular service into East London and Clapham. Several regular bus services and cycle routes provide easy access around the clock.

There are independent shops, bars and restaurants on your doorstep along Lordship Lane providing a hustle and bustle to an otherwise peaceful neighbourhood. Nearby Dulwich Village has a different offering, including excellent schools, green spaces, and community events. Nearby North Cross Road provides an excellent market with traders selling their cuisine, homewares and gifts every Saturday.

Early viewings are highly recommended, please contact Pedder East Dulwich for appointments and further details.

EPC: TBC | Council Tax Band: C | Lease: 994 years remaining | SC: Peppercorn | GR: Peppercorn | Buildings Insurance: £350 pa

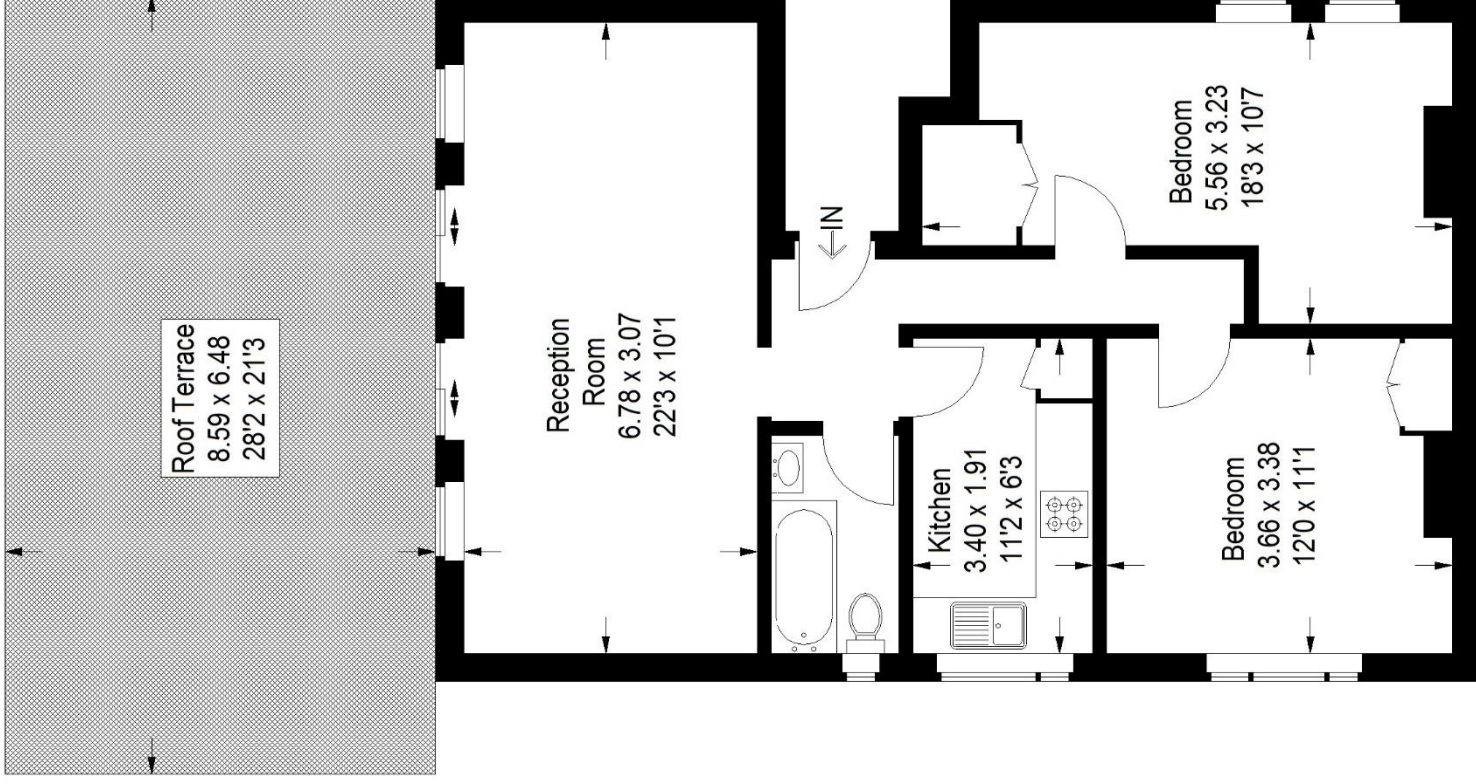


Floorplan

Colwell Road, SE22

Approximate Gross Internal Area

66.6 sq m / 717 sq ft



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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