



Colwell Road, SE22 8QP
£750,000

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In General

- Two double bedrooms
- Large reception/dining room
- Exquisite south-west facing private roof terrace
- Modern kitchen with appliances
- Recently renovated
- Plentiful storage
- 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 Alleyns 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. 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.

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

EPC: | Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	



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