

Champion Hill, SE5 | £525,000

02087028222 eastdulwich@pedderproperty.com











In General

- Three double bedrooms
- Private garden
- Own front door
- Over 760 Sq Ft
- Excellent condition throughout
- Unallocated permit parking

In Detail

Stunning, spacious and beautifully-bright three bedroom purpose-built apartment with a private garden ideally located between Denmark Hill and East Dulwich.

Boasting over 760 Sq Ft of internal space which has been lovingly modernised and maintained by the current owners - who are looking to upsize nearby. There is a gorgeous 16x9 ft separate reception room which opens up through patio doors onto the 37x17 private garden as well as a modern fitted kitchen and family bathroom. The ground floor lateral property enjoys three comfortable double bedrooms - including the 14x10 ft principal bedroom.

Leconfield House forms part of the Champion Hill Estate and offers easy access into The City and West End from East Dulwich station (0.4 miles) and Denmark Hill station (0.5 miles) as well as bus/cycle routes through the neighbouring Herne Hill, Camberwell and Peckham Rye.

There are a host of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane, Bellenden Road and Grove Vale as well as a choice of parks and green spaces nearby - as well as the famous Dulwich Hamlet FC.

EPC: C | Council Tax Band: C | Lease: 104 years remaining | SC: £2,400 | GR: £10 | BI: included in SC.





















Floorplan

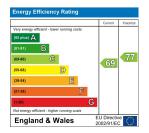
Leconfield House, Champion Hill, SE5 Approximate Gross Internal Area 71.4 sq m / 769 sq ft





Ground Floor

Copyright www.pedderproperty.com © 2025
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.