



## North Cross Road, SE22

### £435,000

Occupying the ground floor of a converted Victorian property in a prime position close to Lordship Lane, this cleverly-designed, one bedroom garden flat has a superb layout measuring over 625 square feet. It features fantastic living space, a delightful courtyard style garden, and stylish bathroom/WC.

North Cross Road benefits from the busy farmers market held every Saturday and is perfectly located between Dulwich Park, Peckham Rye Park and the amenities of Lordship Lane. There is are excellent transport links from East Dulwich station and Peckham Rye station as well as bus connections into the neighbouring Dulwich Village, Forest Hill, Peckham and Camberwell.

### Features

- Private Entrance
- Naturally Bright
- Large Living Spaces
- Courtyard Garden
- Modern Kitchen and Bathroom
- Convenient Location



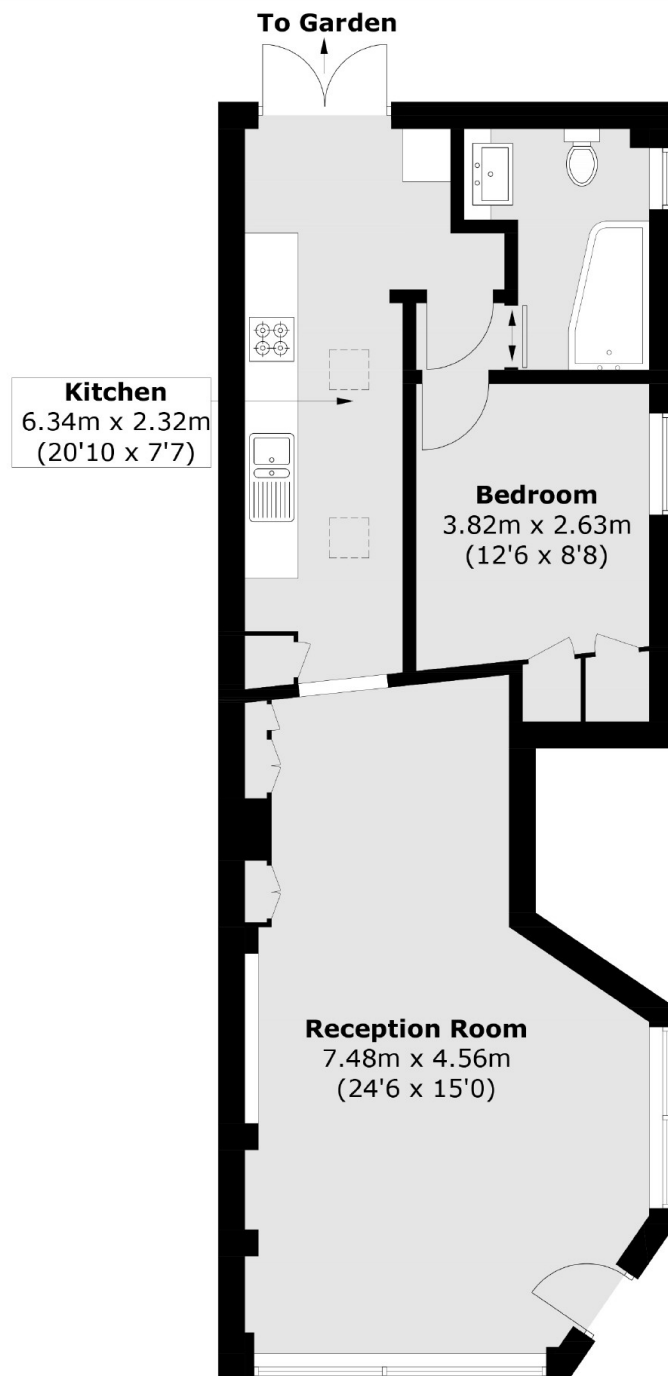
## North Cross Road, SE22

The flat is converted from an elegant Victorian corner house with beautifully restored frontage and is an exceptional example of this type of conversion with space maximised in all areas. The main reception area measures over 24ft providing ample space for both sitting and dining areas, it is dual aspect and benefits from high ceilings and a wide bay window. An interconnecting galley style kitchen sits below a row of Sky light windows which allow plenty of natural light and opens on to the paved courtyard garden through French windows. The double bedroom has useful built in wardrobes and is served by a stylish bathroom/WC.





# North Cross Road, London, SE22



Total area (approx.): 58.1 sq. m (625.4 sq. ft)

## Dexters

East Dulwich  
98 Grove Vale  
London  
SE22 8DR  
Sales  
020 8742 4142

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

 **RICS** | Regulated  
Estate Agent  
and Letting Agent

dexters.co.uk