

VICIS NOVA



Lordship Lane, SE22
£625,000 - £650,000



Victorian garden flat primely located in SE22

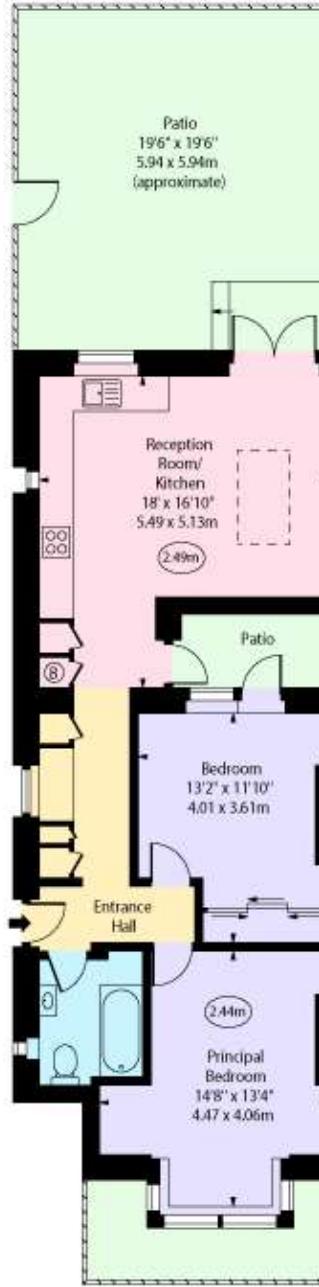
Following many well-enjoyed years at at Lordship Lane, our owners are now looking for a change of scenery. As such, a wonderful opportunity has arisen to acquire this gorgeous two-bedroom East Dulwich conversion flat in turn-key condition and is being sold chain free...

Behind the alluring Victorian façade lies 712 sqft of comfortable living space and a private rear garden made for entertaining. Walking down, you unlock the secure private gate to get to your own private entrance. Inside you've got a brilliant lobby area to hang your coats or put your shoes. To your right, you've got a brilliantly finished (and recently renovated) family bathroom. Walking forward, you then have two brilliantly sized double bedrooms which are both light, airy and spacious. Walking towards the kitchen/ living space you've got a handy utility area. Once inside your kitchen/ living area, you have got an abundance of worktop space and entertaining space with direct access to your private garden. Hosting comes naturally here – open the doors to allow for a seamless transition into the suntrap garden for indoor/outdoor entertaining (perfect for a BBQ on a summer's day) or for a more relaxing and cosy experience, close the doors and enjoy your favourite book in pure tranquility.









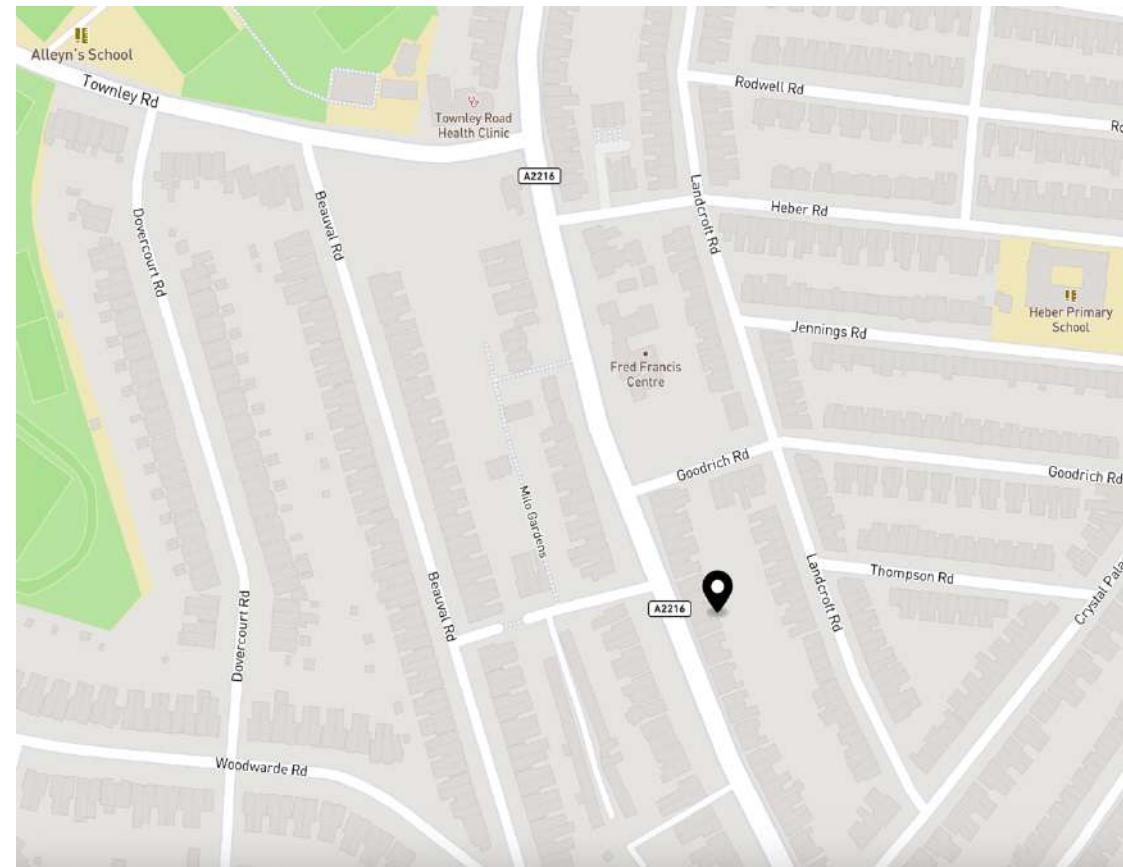
Approx Gross Internal Area 712 Sq Ft - 66.14 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldenlens.co.uk
Ref. No. 029948K

Property Details

Victorian garden flat
Open-plan kitchen, dining and reception room
Two double bedrooms
One family bathroom, recently renovated
Turn-key condition
Rear 19ft private garden
Gated separate entrance
Double-glazed windows
Ground floor with direct access to garden

Approx. 712 sqft / 66.1 sqm
EPC Rating: D
Tenure: Leasehold
Remaining Lease Term: XYZ
Service Charge (Per Annum): XYZ
Ground Rent (Per Annum): XYZ
Council Tax Band: B
London Borough of Southwark



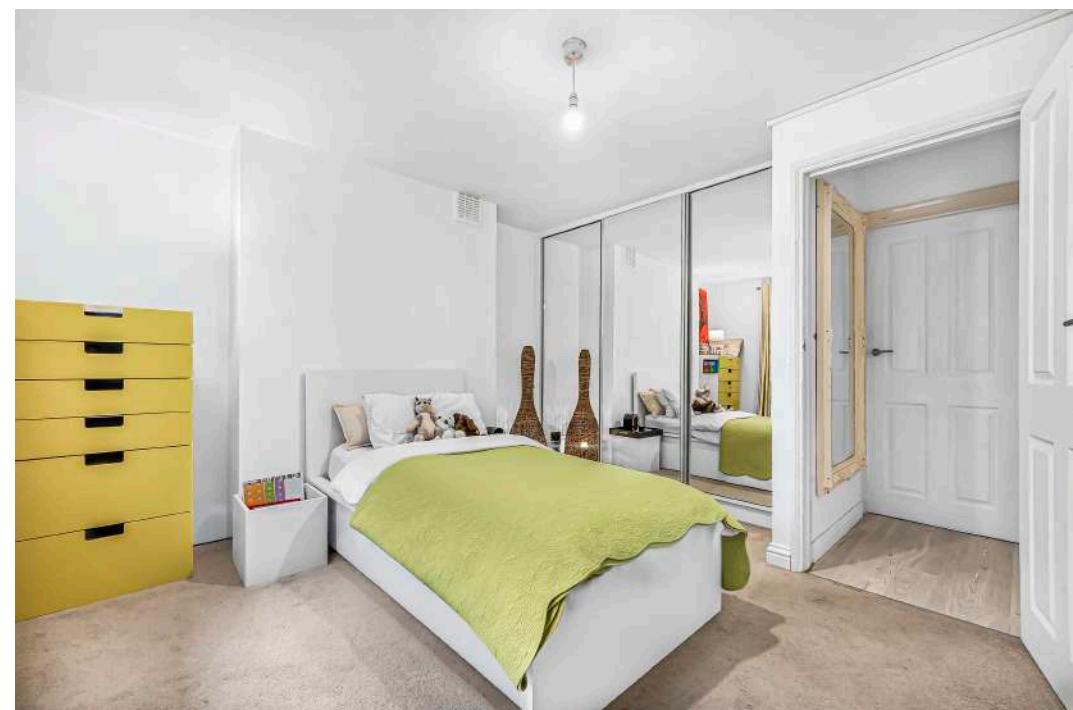
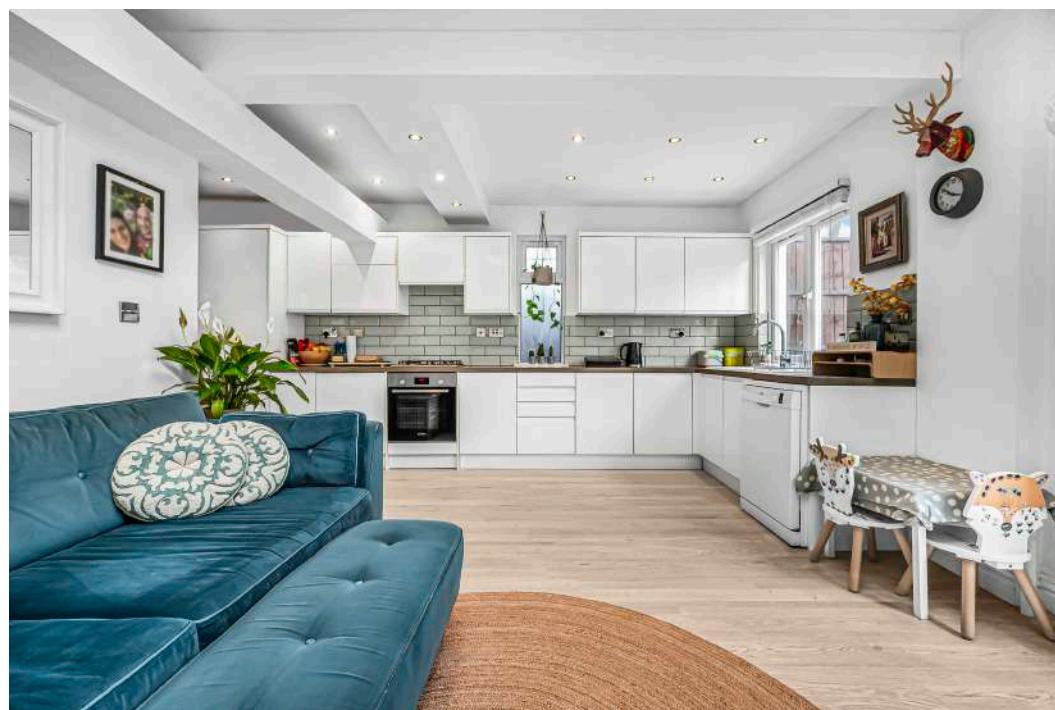
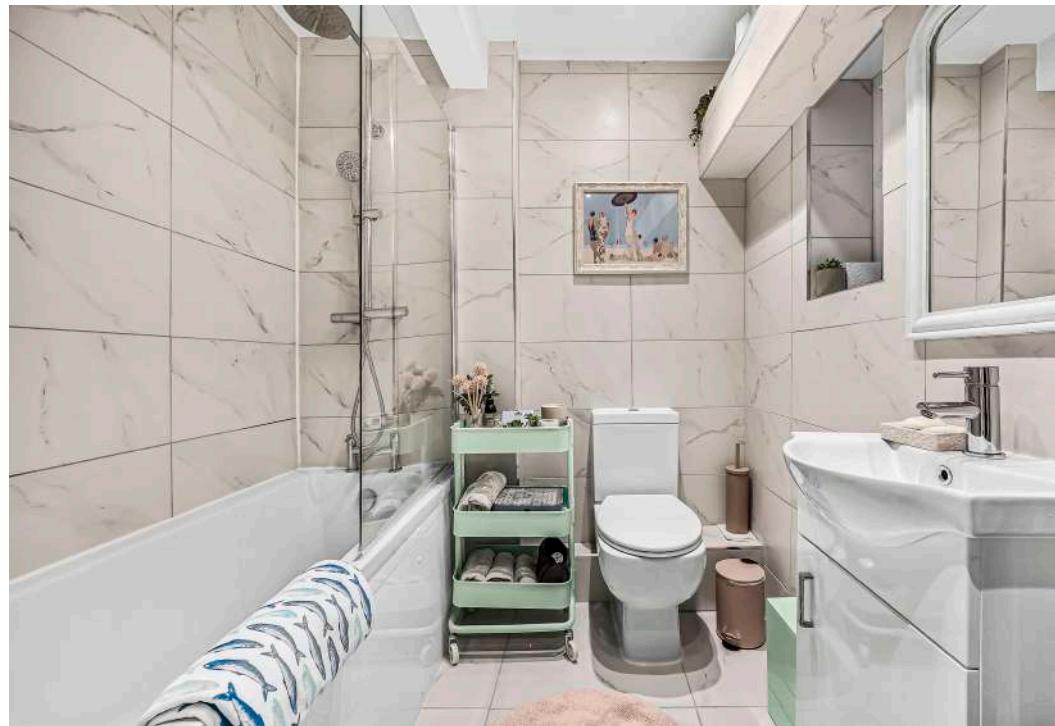
Location

Lordship Lane is enviably positioned just moments from the vibrant settings of central East Dulwich and the quiet affluence of Dulwich Village. Lordship Lane is renowned for its plethora of independent boutiques & cafes, coveted restaurants and the North Cross Market every Saturday – showcasing SE22's commitment to the local community.

If you're after serene green settings, Dulwich Park spans 29 hectares and offers great picnic space, paths for running, tennis courts & the Dulwich Clock café (they do a great chai latte). Heading through Dulwich Park you'll reach Dulwich Village, replete with even more independent delis, cafes and truly stunning period architecture.

If you're a foodie, you are spoilt for choice. If you're in the mood for a great takeaway, Yard Sale Pizza is a must try. For those who want to dine in, try Kartuli for some divine Georgian food or Olivelli's for an authentic Italian experience.

East Dulwich Station – c. 14-minute walk (Southern)



vicisnova.co.uk

Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

Important Notices: 1. Particulars: These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Our floorplans are prepared according to the RICS Code of Measuring Practice by our floorplan provider and are for representation purposes only. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchasers.

2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct

4. To find out how we process Personal Data, please refer to our Privacy Statement and other notices on our website.