



## Marmora Road | East Dulwich, SE22



A stunning two bedroom split-level conversion flat with a private roof terrace on this highly desirable residential road in East Dulwich. This top floor property is finished to a high standard and feels very homely. It features a cosy open plan kitchen/reception, two good sized double bedrooms, a pretty modern bathroom and an amazing private roof terrace overlooking Brenchley Gardens.

The property is moments from One Tree Hill, Brenchley Gardens and Aquarius Golf Club. It is also close to bars and shops on Lordship Lane. Honor Oak Park station is within a 10 minute walk.

Perfect as a first time buy and equally popular as a rental investment.

Lease: 167 years remaining. Service charge: £350pa. Building insurance £450pa.

Ground rent: £50pa. EPC=D. Council tax band: C (Southwark).

- Two bedroom conversion flat
- Private roof terrace
- Sought after location
- High standard finish
- Long Lease
- Unrestricted street parking

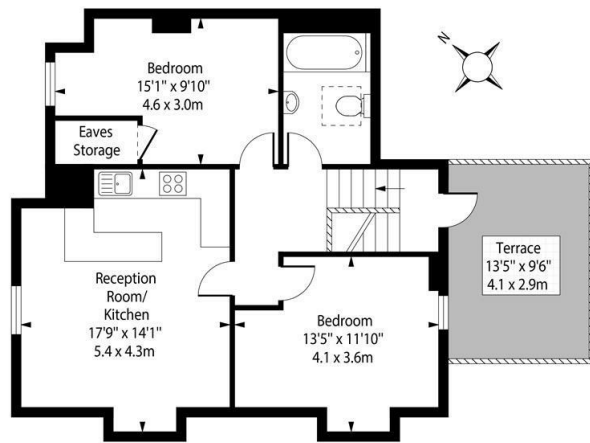
£525,000

Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.

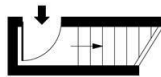




Marmora Road,  
East Dulwich, SE22 0RX



Second Floor



First Floor

Approx Gross Internal Area 662 Sq Ft - 61.5 Sq M  
(Excluding Eaves Storage)

For Illustration Purposes Only - Not To Scale  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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