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Ladlands, SE22

Price:£450,000

Leasehold

Three double bedroom/two bathroom apartment with communal gardens in a quiet location.



Local Transport

Forest Hill

Approx. 1 mile away
Destinations: **London Bridge, Clapham Junction, Victoria and Highbury & Islington.**

East Dulwich

Short bus ride away.
Destinations: **London Bridge & Peckham Rye (Change to Canada Water (for connection to Canary Wharf)).**

40, 176, 185 & 197

Approx. 500 mtrs away
Destinations: **Peckham Rye, Elephant & Castle, London Bridge, Waterloo and Victoria.**

Three bedrooms

Two bathrooms

Two private terraces

This extremely spacious, split level, three bedroom, two bathroom apartment is to be found on the ground and first floors of Ladlands, towards the southern end of Overhill Road. The location is very peaceful and yet within striking distance of several local high streets.

Ladlands is one of two buildings in Dawson's Heights, an exceptionally well maintained, large social housing development, which was designed in a modernist style by Kate Macintosh and built between 1964 and 1972. English Heritage described the estate as having "a striking and original massing that possesses evocative associations with ancient cities and Italian Hill Towns". There is also a small nature reserve to the north of the buildings, managed by the Dawson's Hill Trust.

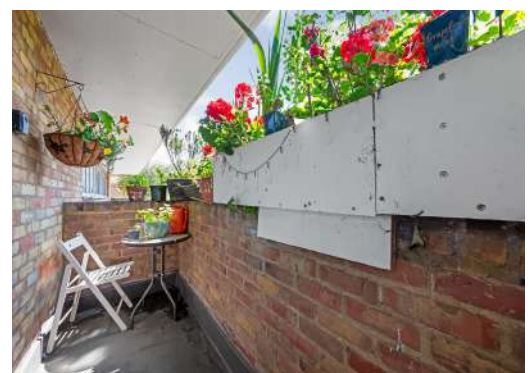
Both East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) and Forest Hill station (where you will find direct trains to Victoria and King's Cross stations and access to the London Overground with connections to the tube services to Canary Wharf) are within a ten to fifteen minute bus ride along Lordship Lane on bus routes that can, alternatively, take you directly to Victoria, Waterloo and London Bridge.

There is a small convenience close by on Overhill Road and from the southern end of Lordship Lane, which is a few minutes on foot from the property, you can pick up buses heading in the direction of both Forest Hill and East Dulwich. In East Dulwich you have access to the many restaurants, bars and independent shops to be found on Lordship Lane, one of south east London's best high streets. The weekly North Cross Road market is another easily accessible resource as is the East Dulwich Picturehouse cinema.

You approach Ladlands through the pretty and well-kept communal gardens from the Overhill Road entrance and enter the building, via video entry phone, into the ground floor lobby. From there you take either the lift or the stairs to the first floor where you will find this lovely apartment.

Upon entering the apartment you find yourself in a small lobby with two storage cupboards directly in front of you and some further storage to your right. From this lobby a short staircase leads down to the next floor. On this level is the reception room. This is a spacious and bright room with casement windows looking out onto the communal gardens. The room is amply large enough to accommodate both dining and sitting areas.

From the reception room a staircase leads down to a half landing on which you will find the kitchen, the first of the bedrooms and the bathroom. The kitchen, which is to your left, is fitted with a range of high gloss grey units with a marble effect worksurface. There is an integrated oven and hob with space for other freestanding appliances. From the kitchen a door leads out onto the first of the apartments terraces.



Adjacent to the kitchen is the first of the bedrooms. This is a spacious double room with a casement window looking out towards the rear of the building. There is also a door from this bedroom onto the first terrace (which is also accessed from the kitchen).

Finally on this level you will find the bathroom. This is fitted with a white three-piece suite comprising low-level WC, handbasin and bath with over bath shower. There is also a heated towel rail.

Outside the bathroom further stairs lead down to the ground floor level. In the ground floor hallway, which benefits from some built-in storage, there are doors into the second and third bedrooms and the second bathroom.

The second bathroom, on your left, is fitted with a three-piece white suite comprising handbasin, WC and walk-in shower enclosure. There is also a heated towel rail. Next to the bathroom is the second bedroom. This is a comfortable double room with views out onto the communal gardens and also a door leading to the apartments second terrace. Finally on this level you have the third bedroom. This is, again, a very comfortable double room with casement windows looking out onto the communal gardens.

Externally, this lovely apartment benefits from two private terraces and some very well maintained communal gardens which include secure bicycle storage, a children's play area and a fenced basketball court as well as a number of sitting areas. There is also a small nature reserve behind Ladlands, which would be a fantastic place for dog walking.

This is a rarely available, extremely spacious and well priced apartment in a quiet yet convenient location. It is double glazed throughout and ready to move into. Your early viewing is recommended.

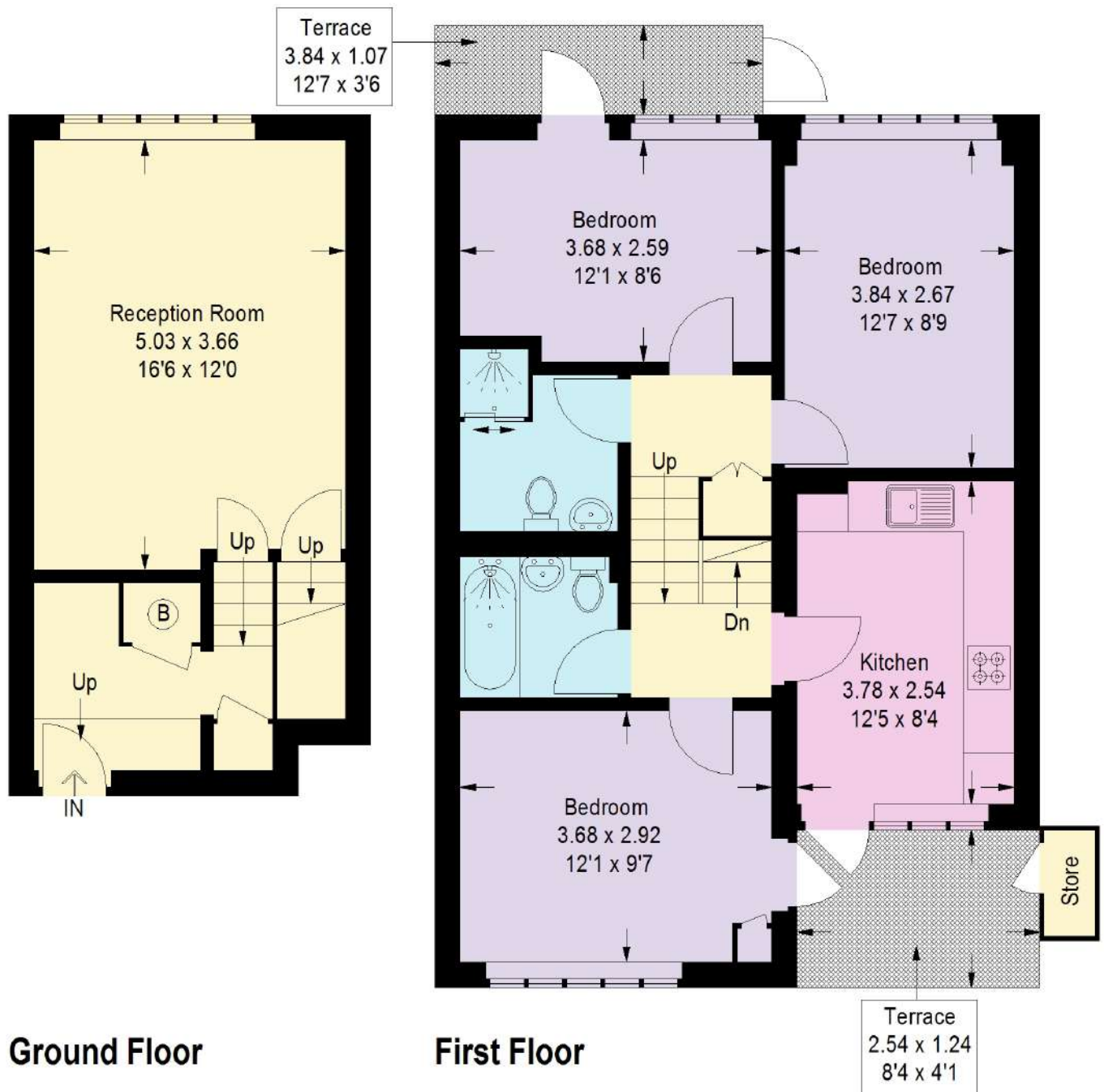
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Approximate Gross Internal Area = 84.7 sq m / 912 sq ft

External Store = 0.8 sq m / 8 sq ft

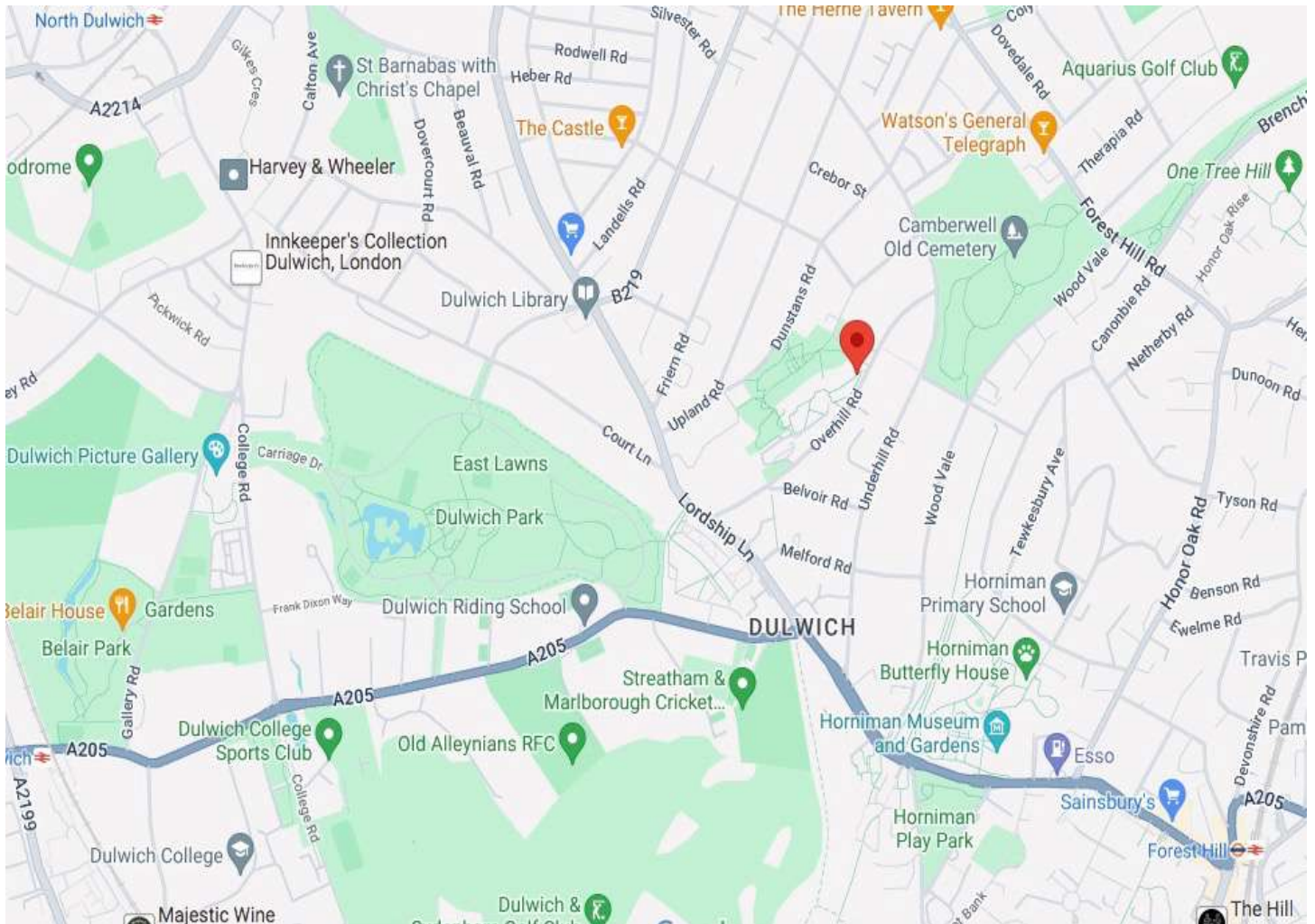
Total = 85.5 sq m / 920 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:1099472)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To arrange a viewing of this property please call us on 020 7737 8047 or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.