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Contact us on 020 7737 8047

Plough Lane, East Dulwich, SE22

OIEO £800,000

Freehold

A charming two bedroom East Dulwich half house in a quiet yet convenient location.



### Local Transport

#### **North Dulwich**

Approx. 0.7 miles away  
Destinations: London  
Bridge & Peckham Rye  
(Change to Canada Water  
(for connection to Canary  
Wharf).

#### **East Dulwich**

Approx. 0.9 miles away  
Destinations: As above.

#### **12,40,176, 185 & 197**

Approx: 50 metres away  
Destinations: Waterloo,  
Vauxhall, Victoria,  
Oxford Circus, The City  
and Tottenham Ct Road.

Two bedrooms

Garden

Ist floor Terrace

807 sq feet

This charming, two bedroom half house is to be found on Plough Lane, a quiet no through road towards the southern end of Lordship Lane. Right on your doorstep, therefore, are the local shops surrounding the Dulwich Library crossroads and the many restaurants, bars and independent shops of the main section of Lordship Lane are also just a short walk away. Also close by are the lovely open spaces of Dulwich Park and, beyond that, Dulwich Village itself.

East Dulwich railway station (which provide direct services into London Bridge (c.13 mins)) is within fifteen minutes walk or a five minute bus ride of the property.

Frequent bus services are also available within a few minutes walk, which can take you directly to Victoria, Waterloo and London Bridge or, within fifteen minutes, to any of Denmark Hill, Peckham Rye or Forest Hill railway stations. There you will find direct trains to Victoria and King's Cross stations and access to the London Overground services providing connections to the Jubilee line tube services to Canary Wharf.



You enter the building into the small communal hallway with its half height wood panelling and wooden floor. You will find the door to the house on your right. Entering the house, you find yourself in the open plan living area. To the front of the house is the kitchen. This is very nicely fitted with a range of painted panelled units with a wood block work surface. There is an integrated AEG double oven and a hob as well as space for freestanding full size dishwasher and fridge freezer. From the kitchen a casement window looks out onto plough Lane.



Adjacent to the kitchen is the dining area, which, in turn, leads into the sitting area. From this area there are doors to both a useful utility cupboard, where you will find the central heating boiler and plumbing for a washing machine, and the downstairs cloakroom which is fitted with a low-level WC and hand basin. From the sitting area fully glazed double doors lead out onto the rear garden.



From the ground floor a flight of stairs leads up to the first floor where you will find the two bedrooms and the bathroom. On the first floor landing there is access to the loft space and which, STPP, can provide scope for further extending the footprint of this lovely home into the loft as neighbouring properties have done.



At the front of the house at first floor level is the second bedroom. This is a comfortable double room with a wall of fitted wardrobes. From this room a casement window looks down onto Plough Lane.



Between the first and second bedrooms is the bathroom. This is very nicely fitted with, a white three-piece suite comprising bath, low-level WC and hand basin. The bathroom has also been extended so as to include a separate walk-in shower enclosure with rainfall showerhead and there is also a heated towel rail.

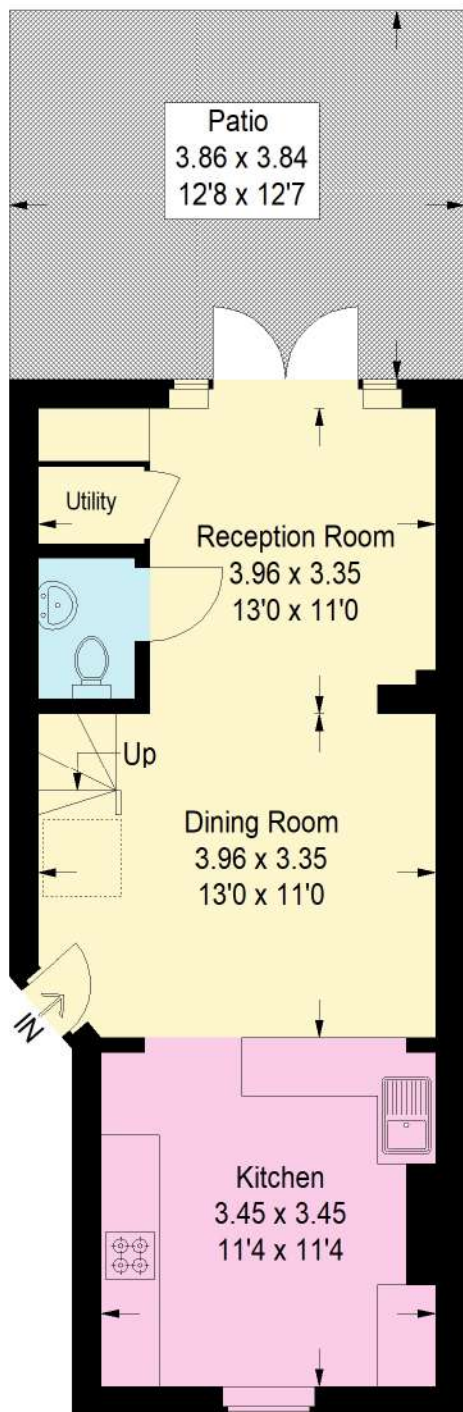
To the rear of the house at first floor level is the main bedroom. This is an extremely spacious double room, with fully glazed double doors leading out onto a delightful balcony which looks down onto the rear garden. The rear garden itself is extremely private and not overlooked from any aspect. It is paved and has ample space for outside dining and entertaining during the warmer months.

This lovely house is double-glazed and neutrally decorated throughout. It is ready to be moved into and your early viewing is recommended.

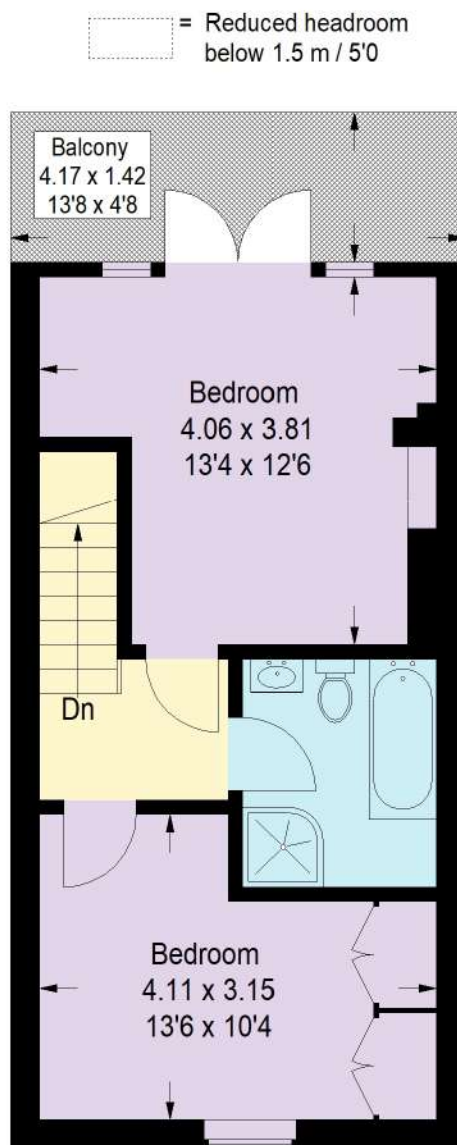


# Plough Lane, SE22

Approximate Gross Internal Area  
75.0 sq m / 807 sq ft

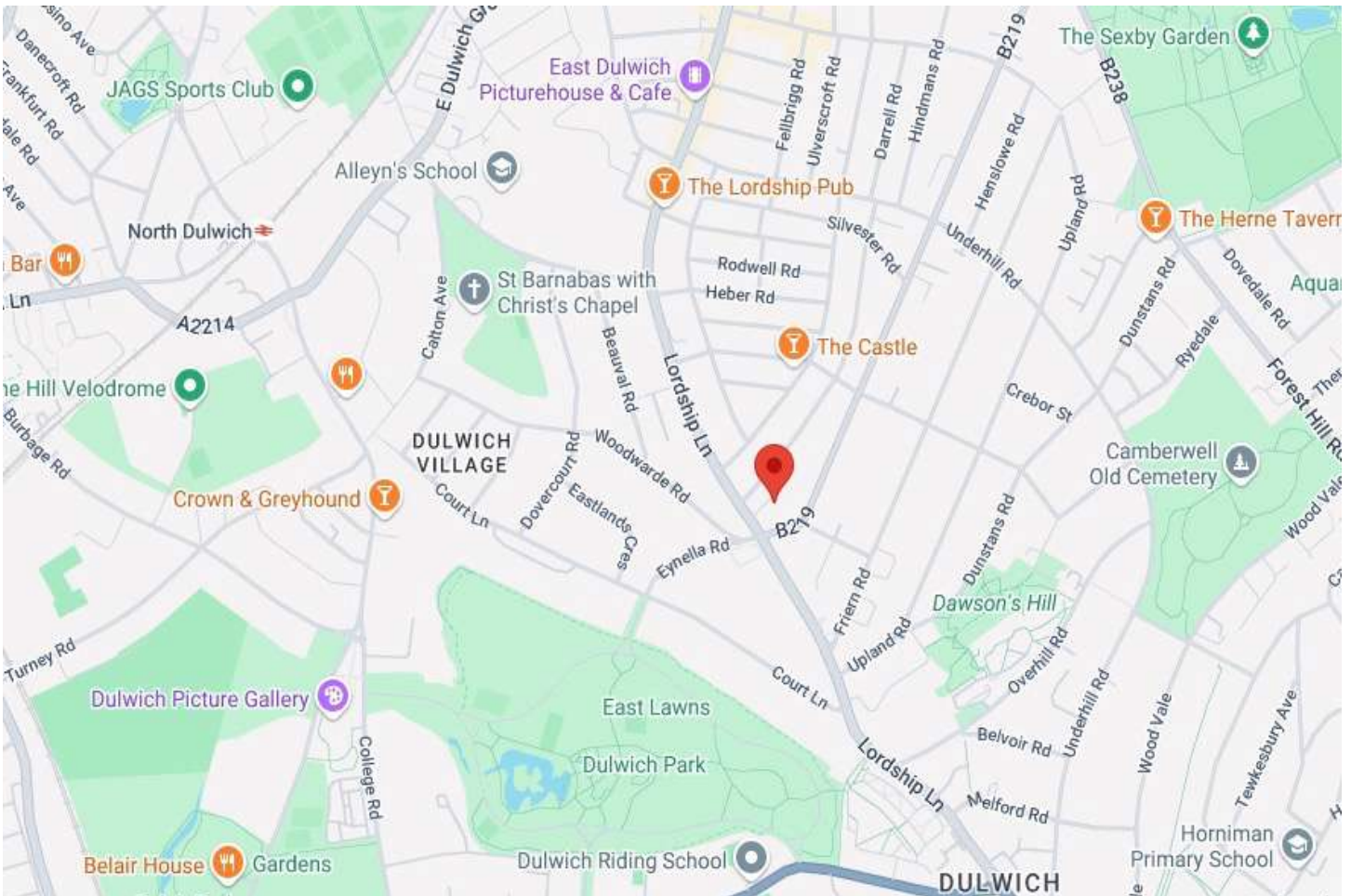


**Ground Floor**



**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. (ID1122977)



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

To arrange a viewing of this property please call us on 020 7737 8047 or visit [www.no-flies.co.uk](http://www.no-flies.co.uk) for further details.

Viewing strictly by appointment only with No-Flies.