



Email: info@no-flies.co.uk

www.no-flies.co.uk

Contact us on 020 7737 8047

Lordship Lane, East Dulwich, SE22

£435,000

Leasehold

A well located, spacious, one bedroom apartment in East Dulwich with private garden.



Local Transport

North Dulwich

Approx. 0.75 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.**

One bedroom

Own entrance

Private garden

562 square feet

This nicely presented, one double bedroom apartment is to be found on the lower ground floors of a handsome period building towards the southern end of Lordship Lane. The property, which offers extremely generous accommodation and a private garden, is in good condition throughout.

The shopping parade close to the Plough on Lordship Lane is right on the doorstep of the property and the many bars, restaurants and independent shops of the centre of East Dulwich are no more than a 10 minute walk. The flat is also well located for the lovely open spaces of Dulwich Park and Dulwich Village, with its shops and restaurants, is also a very easy walk away.



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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 from a stop across the road, which can take you directly to Victoria, Waterloo and The City 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 approach the property through the front garden and take the side passageway where you will find the door to the apartment on your right. Upon entering the apartment you find yourself in the kitchen with its painted wooden floorboards, which extend into the reception room and bedroom. The kitchen is fitted with a range of white high-gloss units with a wood block worksurface. There is an integrated oven and hob as well as a fridge and freezer. The kitchen has a butler's style sink and a casement window looking out onto the side of the property.

To the rear of the kitchen there is a doorway leading into a small lobby area where you will find the central heating boiler and plumbing for a washing machine. From this lobby area doors lead to both the bathroom and the private rear garden.

The bathroom is nicely fitted with a white three-piece suite comprising bath with over bath shower, hand basin and low-level WC. The walls are tiled with brick effect tiling and a sash window looks out from the bathroom onto the garden.

Returning to the kitchen and proceeding towards the front of the property, you pass the door to the bedroom on your left.



This is a spacious double room with recessed ceiling lighting and plenty of room for storage. From the bedroom a large sash window looks out onto the rear garden.

At the front of the apartment you will find a further small lobby area from which a door leads into the reception room. This is a spacious room with a wide bay fitted with sashes looking out onto Lordship Lane. In the reception room there are two large original cupboards, which provide lots of useful storage space – a real boon in a one-bedroom property.

Externally the property benefits from a very pretty and spacious private rear garden. As you exit from the rear door of the apartment there is a small patio area, which has a brick built storage shed. From this area two steps lead up to the main garden. This is mainly laid to lawn with a surrounding bed planted with a range of shrubs and perennials but to the rear there is also an area lead to shingle which is the perfect spot for a barbecue or outside dining or entertaining during the warmer months.

This is a spacious apartment offering double glazing throughout and generous accommodation in a very convenient location. Your early viewing is recommended.

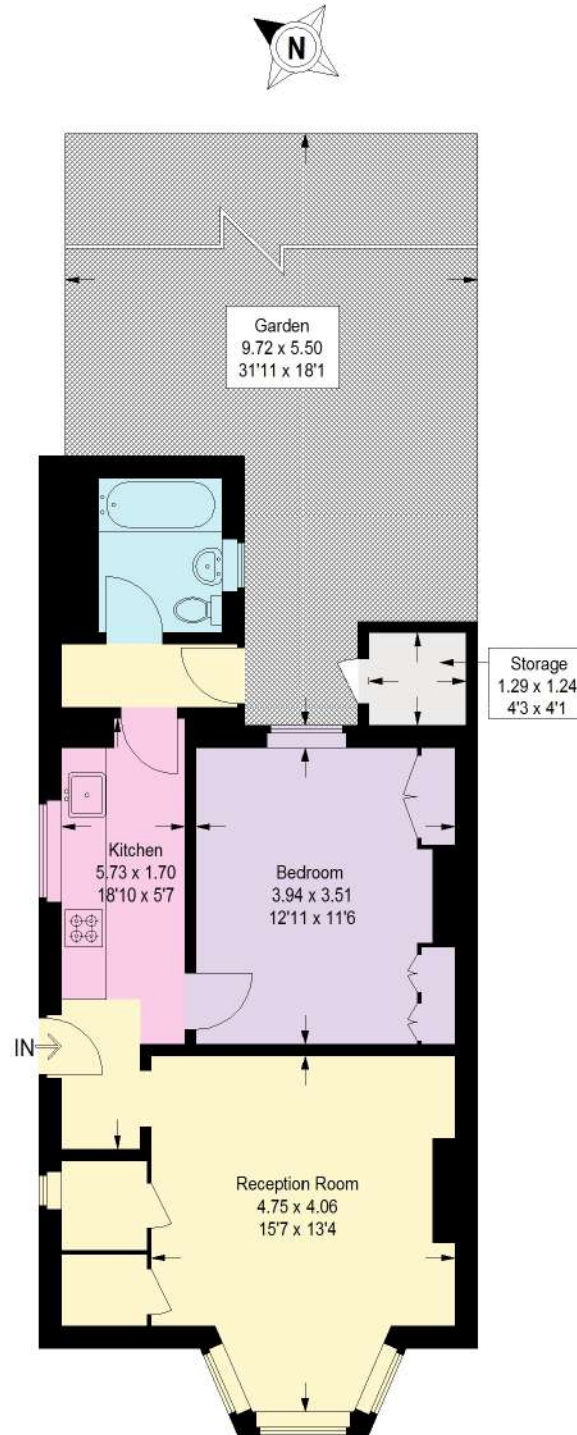
Lordship Lane SE22

Approximate Gross Internal Area

50.6 sq m / 545 sq ft

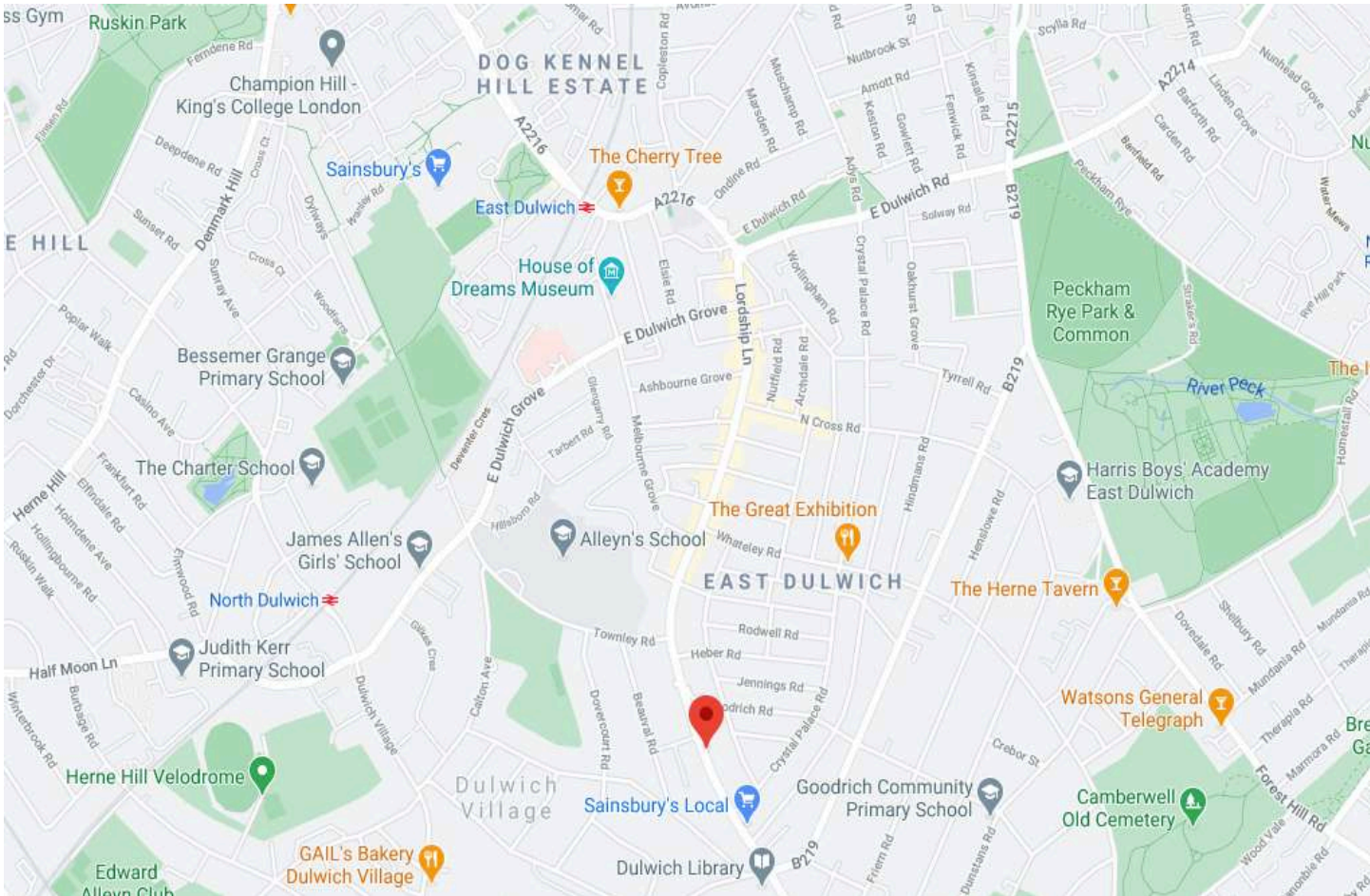
Storage = 1.6 sq m / 17 sq ft

Total = 52.2 sq m / 562 sq ft



Ground 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. (ID711176)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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.