



Marmora Road | London | SE22

Leasehold

£490,000

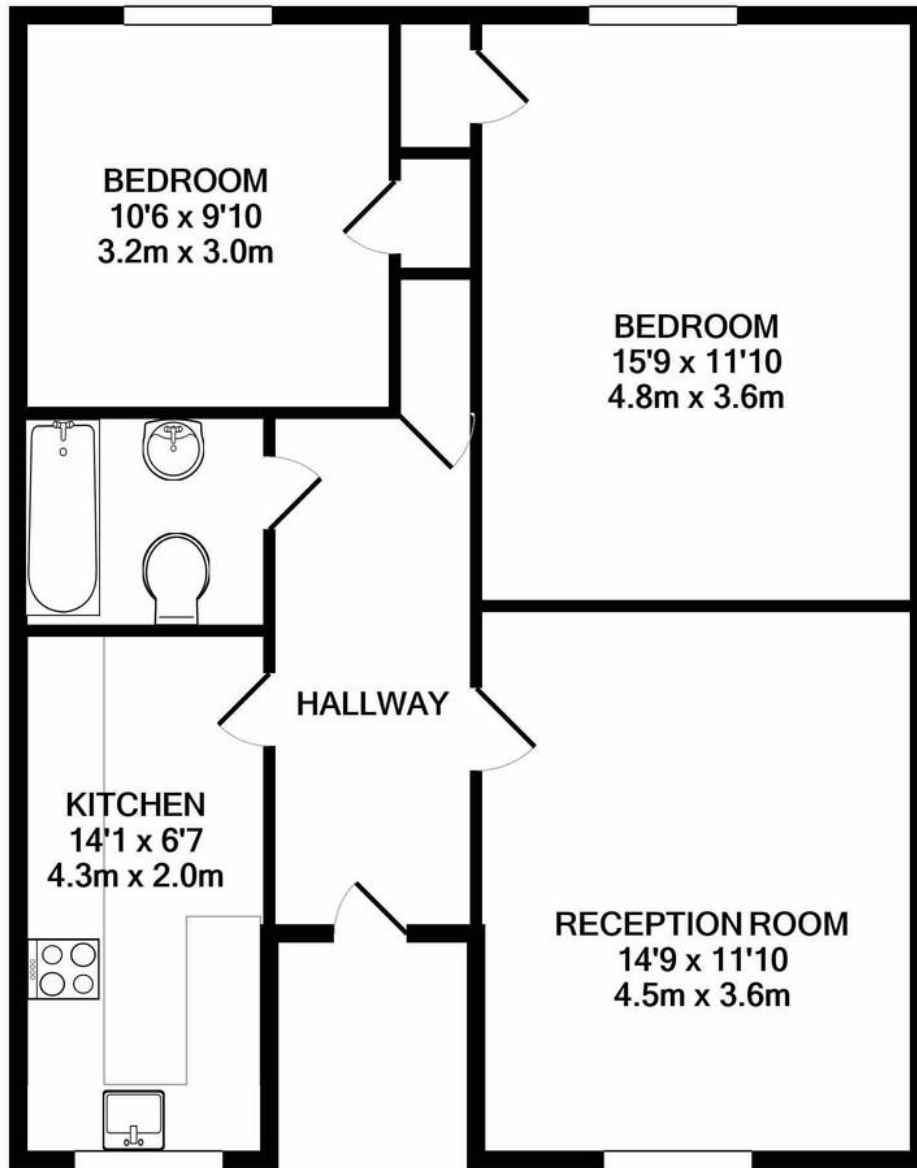
- Victorian Detached House
- Two Large Double Bedrooms
- Top floor Apartment
- Free On Street Parking
- Great views over London
- Large Communal Gardens
- Honor Oak Park
- Peckham Rye Common
- Lordship Lane
- East Dulwich



A really well kept top floor flat set within a Victorian conversion on one of East Dulwich's best roads. There are two spacious double bedrooms both with built in storage. Separate reception room and well equipped kitchen, both have excellent views over the city. There is an extremely large communal garden and on street parking. Marmora Road is quiet, leafy and has easy on street parking. The flat backs onto Brenchley Gardens and Peckham Rye Park is only a short walk away. Forest Hill Road has all the everyday essentials nearby and two much-loved local pubs — The Herne Tavern and Watsons General Telegraph. Lordship Lane and Rye Lane are also close by, with a great mix of independent shops, restaurants, cafés and bars. Transport links are straightforward, with Overground services from Honor Oak Park and



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69 C	77 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



**TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements