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Silvester Road, East Dulwich, SE22

**£475,000**

**Share of freehold**

**A spacious, well located, one bedroom apartment with private south facing garden in**



### Local Transport

#### **East Dulwich**

Approx. 1km away.

Destinations: **London**

**Bridge & Peckham Rye**  
(for London Overground services (change at Canada Water for connection to Canary Wharf)).

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

Approx: 150-250 mtrs

Destinations: **Elephant & Castle, Waterloo, Vauxhall, Oxford Circus, The City, Victoria and Charing Cross.**

One double bedroom

Private south facing garden

Central location

This nicely presented, one bedroom apartment is to be found on Silvester Road, one of the Victorian terraced streets between Lordship Lane and Crystal Palace Road. Not being a direct through road between Lordship Lane and Crystal Place Road, Silvester Road is a nice, quiet street. The apartment retains a number of period features, provides excellent accommodation and is ready for you to move into.

The apartment is a few minutes stroll from Lordship Lane. So, on your doorstep you have the East Dulwich Picturehouse cinema and the pick of the many bars and restaurants on this very foodie oriented stretch of south east London high street. You are also excellently placed to pick up some your groceries from the weekly Northcross Road market or from the local independent butchers, fishmongers or greengrocers for which this area is becoming increasingly known.

East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) is approximately 10 minutes' walk from the property and both Demark Hill and Peckham Rye railway stations are a short bus ride away. At these stations 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. Frequent bus services are also available on Lordship Lane providing direct routes to destinations including Victoria, Waterloo and the City.

You approach the property through the paved front garden and enter into the communal hallway. The door to the apartment is on your right. Upon entering the apartment you find yourself in the hallway with its stripped wooden flooring that extends into the reception room and bedroom. Directly in front of you is the reception room. This is a bright, high ceilinged room with a large bay fitted with original sashes looking out onto Silvester Road. There are period picture and dado rails and a pretty period cast iron fireplace with tiled insets and a stone hearth. Both chimneybreast recesses have some fitted shelving and another attractive feature of this room is the stained glass panel which looks out onto the hallway.

Returning to the hallway you next pass the bedroom. This is a comfortable double room, which again has a period picture rail. There is a tall sash window looking out from the bedroom onto the side return of the property.

Continuing along the hallway towards the rear of the property you pass a useful storage cupboard on your left before entering the kitchen. The kitchen is nicely fitted with a range of white high-gloss units with a wood block work surface and there is dark tiling to the floor and contrasting green paneled splashbacks to the walls. There is an integrated washing machine and space for a freestanding cooker, slimline dishwasher and fridge freezer. A casement window looks out from the kitchen onto the side return of the property.



From the kitchen a doorway leads out into a small vestibule where you will find the doors into the bathroom and out into the garden. The bathroom, which has Amtico flooring, is nicely fitted with a white three-piece suite comprising bath with over bath shower, WC and hand basin. There is contemporary tiling to the bath surround, hand basin splashback and windowsills.

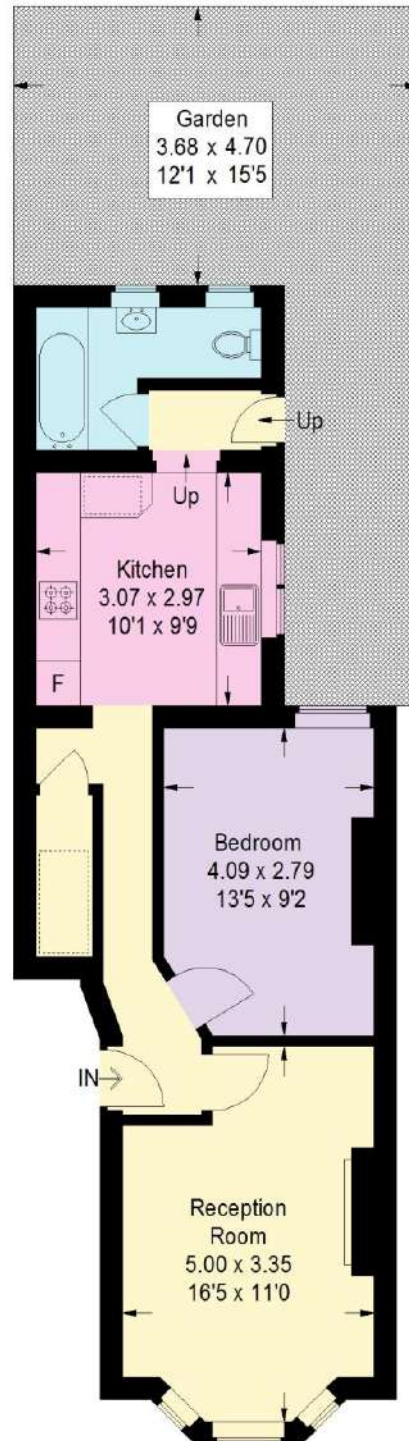
Externally the apartment benefits from a pretty rear garden, which incorporates a side return. The rear garden has an area of hardstanding, the perfect spot for a table and chairs for drinks in the warmer months, and a deep bed mostly laid with slate chips. The side return offers scope, subject to planning and permissions, to further extend the footprint of this flat.

This is a nicely presented and well-located apartment which comes with a share of the freehold and offers much sought after private outside space. Your early viewing is recommended.



# Silvester Road, SE22

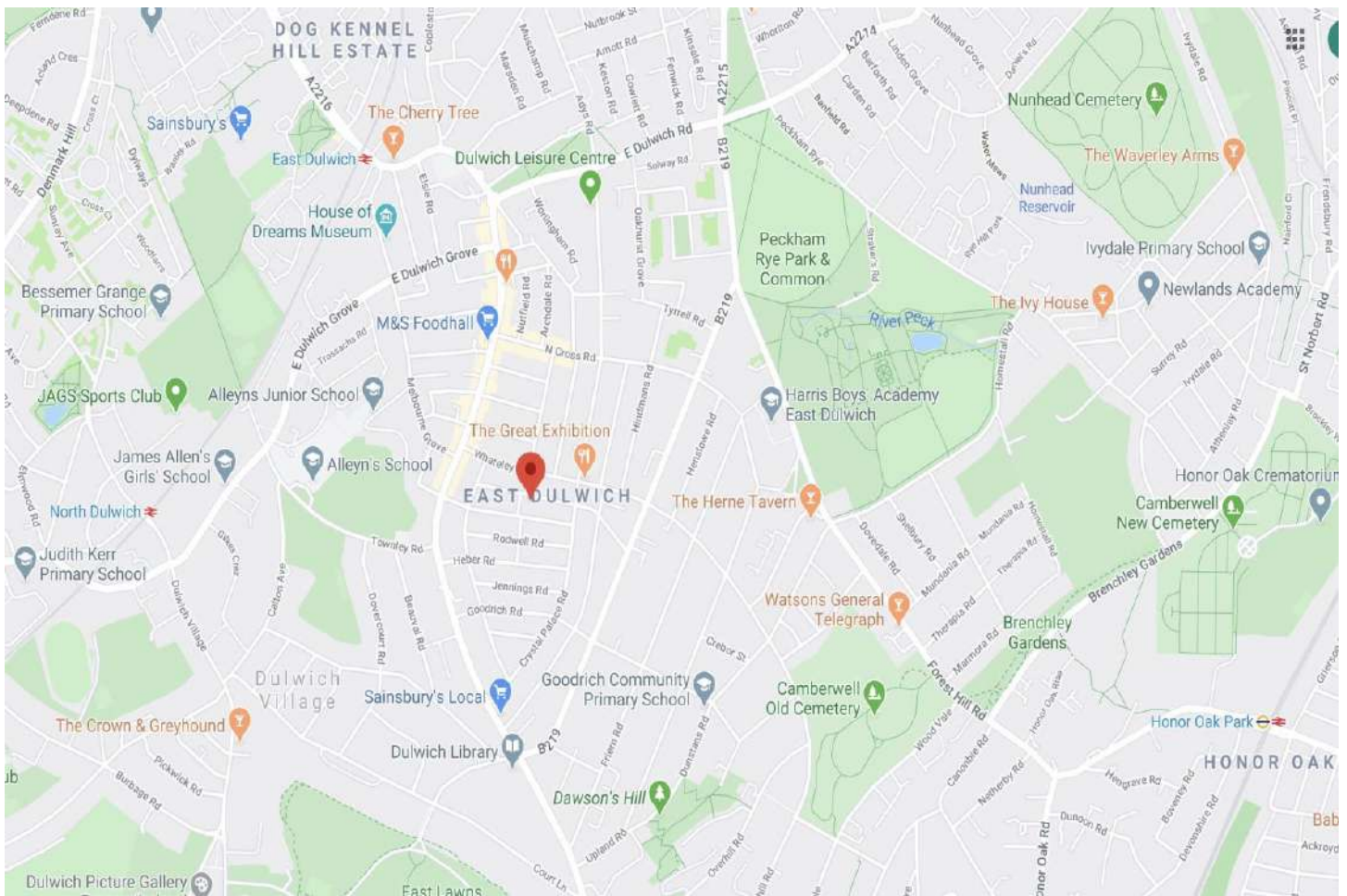
Approximate Gross Internal Area  
50.8 sq m / 547 sq ft



## Ground Floor

 = Reduced Headroom Below 1.5 M / 5'0

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:431815)



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77 C
55-68	<b>D</b>	63 D	
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.