



Lordship Lane, SE22 | Guide Price £375,000

02087028222

[eastdulwich@pedderproperty.com](mailto:eastdulwich@pedderproperty.com)

**pedder**  
We live local





# In General

- One bedroom
- Additional study
- Top floor, purpose-built apartment
- Good condition throughout
- Over 670 Sq Ft
- Desirable, central location
- CHAIN FREE

# In Detail

CHAIN FREE - Guide Price £375,000 - £400,000.

Spacious and beautifully bright purpose-built apartment with a communal terrace ideally located in the heart of Lordship Lane, East Dulwich.

Boasting over 670 Sq Ft of internal space - this second floor apartment has been well maintained by the current owner; and is a blank canvas for the new owner to put their own stamp on it. There is a 17x15 ft reception room with an attached kitchen which is flooded with natural light as well as a family bathroom. There is a comfortable bedroom at the front of property, and an additional study or nursery.

Shawbury Court is enviably located amongst the hubbub of independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road as well as a host of beautiful parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.5 miles) and Peckham Rye station (1.1 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

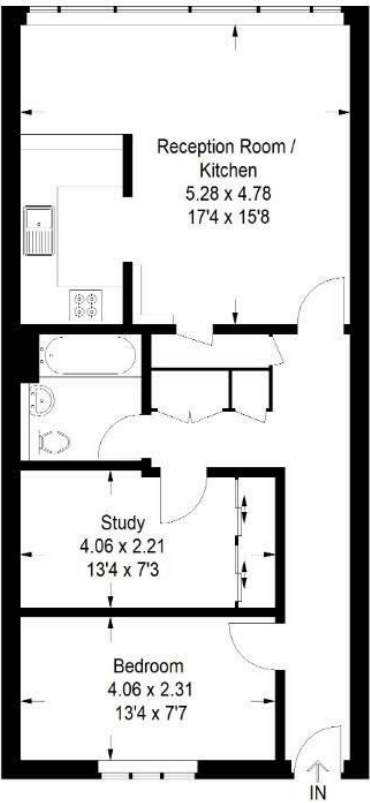
EPC: D | Council Tax Band: B | Lease: 160 years remaining | SC: £2,187 | GR: Incl. in SC | BI: Incl. in SC



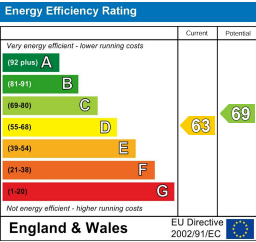
# Floorplan

## Shawbury Court, SE22

Approximate Gross Internal Area  
62.7 sq m / 675 sq ft



Copyright www.pedderproperty.com © 2025  
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.