



## Worlingham Road, SE22

### £725,000

A beautifully presented two double bedroom garden flat with a private south-west facing garden, forming part of a handsome period conversion on Worlingham Road. The sellers have already found an onward purchase and the property comes with a share of the freehold.

Worlingham Road is perfectly located between Dulwich Park, Peckham Rye Park and amenities of Lordship Lane with its bars, cafes, restaurants and independent shops. It benefits from being within the catchment areas of a number of the fantastic East Dulwich schools and there are excellent transport links from East Dulwich station and Peckham Rye station.

### Features

- Share Of Freehold
- South West Facing Garden
- Chain Complete
- Two Double Bedrooms
- Excellent Location
- Victorian Conversion



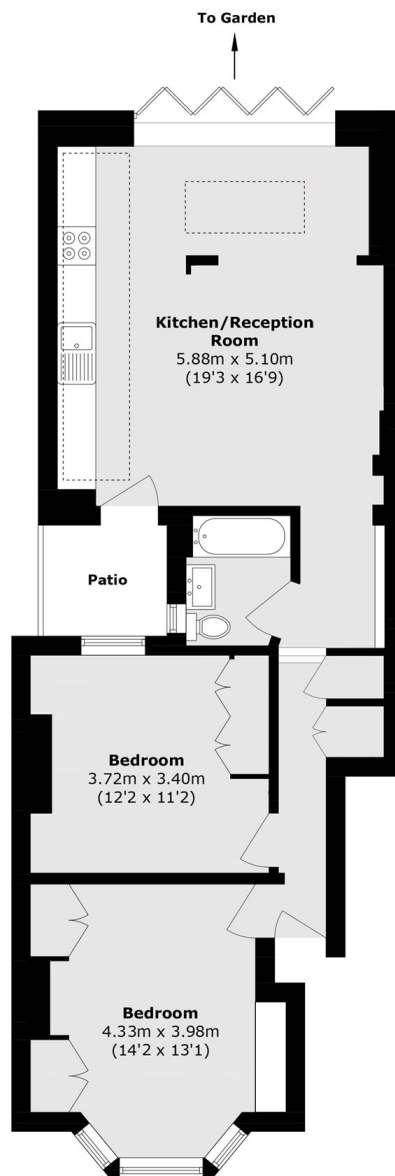
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The heart of the home is the impressive open-plan kitchen/reception room. This excellent space has been thoughtfully arranged to provide distinct areas for cooking, relaxing and dining, while the large opening to the garden creates a wonderful connection between the inside and outside. The contemporary fitted kitchen features a range of units, integrated appliances and exposed brick detailing, while the reception area provides ample room for comfortable seating and a dining table. From here, bi-folding doors open directly onto the private south-west facing garden. Mature planting and established trees create a secluded and leafy setting. The principal bedroom is a generous double with a beautiful bay window featuring plantation shutters and built-in shelving. The second bedroom is also a well-proportioned double and would work equally well as a guest bedroom or home office. A modern family bathroom completes the accommodation.





# Worlingham Road, London, SE22



Total area (approx.): 72.0 sq. m ( 775.0 sq. ft)