

# HUNTERS®

HERE TO GET *you* THERE

**BEW COURT, LORDSHIP LANE, SE22 8PA**

**£375,000 TO £400,000**

**Property Images**



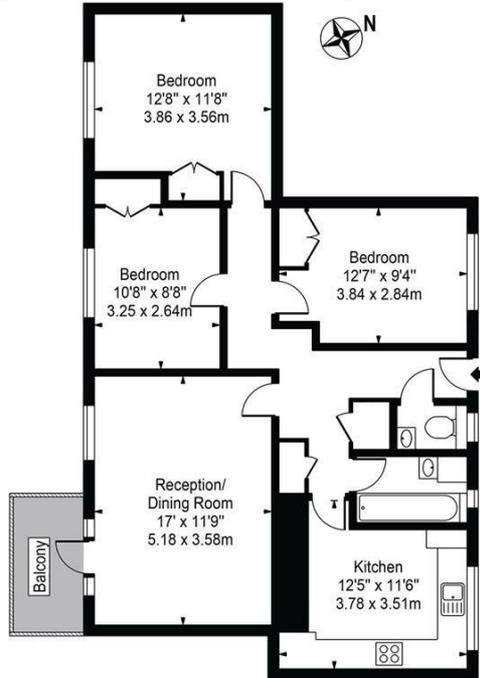
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## Property Images



Bew Court,  
 Lordship Lane, SE22 8PA  
 Approx. Gross Internal Area 917 Sq Ft - 85.19 Sq M



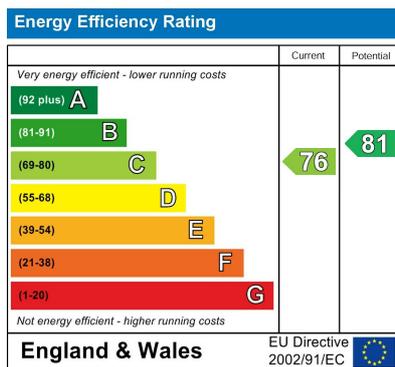
Fourth Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

www.interdesignphotography.com

This floor plan should be used as general outline for guidance only. All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC



## Map



## Details

Type: Flat - Purpose Built Beds: 3 Bathrooms: 1 Receptions: 1 Tenure:

## CHAIN-FREE

Guide Price £375,000 to £400,000

New to the market is the well-proportioned three bedroom top-floor apartment situated on the desirable Lordship Lane. The property offers three double bedrooms, a living room providing over 200sqm of space with a private balcony, a separate kitchen and a family bathroom with a separate WC. There is also the added benefit of well maintained communal gardens and communal residents parking.

Situated in Dulwich, Lordship Lane offers a plethora of shops, restaurants and amenities as well as good schools, great transport links, parks and green spaces.

### Features

• CHAIN-FREE • GUIDE PRICE £375,000 TO £400,000 • APPROX 917SQFT • TOP-FLOOR • THREE DOUBLE BEDROOMS • LIVING ROOM WITH PRIVATE BALCONY OVERLOOKING COMMUNAL GARDENS • SEPARATE KITCHEN AND FAMILY BATHROOM • COMMUNAL RESIDENTIAL PARKING • In Proximity of Shops, Restaurants, Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

CHAIN-FREE

EPC RATING: C

Council tax band: C

Tenure: Leasehold

Guide Price £375,000 to £400,000

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Situated in Dulwich, Lordship Lane offers a plethora of shops, restaurants and amenities as well as good schools, great transport links, parks and green spaces.

Located in easy reach of Forest Hill and East Dulwich stations as well as being close to the Hornimans Museums and Gardens with direct access to Dulwich Park, this is a property that offers more than many others locally.

Here is what the owner has to say:

This flat has been our family home for the past eight years, and it's been a very special place for us. During that time, we've updated the kitchen and bathroom and laid LVT flooring to make it feel fresh, modern and easy to maintain. Being on the top floor means the flat is wonderfully bright, with every room getting natural light at different points in the day. One of our absolute favourite things has been the beautiful sunsets, with warm colours filling the living room and two of the

bedrooms.

All the bedrooms have generous built-in storage, which has made family life much easier. We've really enjoyed having a balcony — whether that's breakfast outside on a sunny morning or little picnics with the kids. The block has three lifts, which makes access easy for everyone, and there's a real sense of community on the estate. Our neighbours are kind and supportive, and it's been lovely raising our children here, letting them play out, I feel it's safe and grow up in such a friendly environment. It's a home we'll always cherish, and we hope the next owners will love it just as much as we have.

Restaurants and shops locally include:

Love Dulwich Turkish BBQ & Meze Restaurant, Pizzeria Restaurant dai due Fratelli, Franklins London, Yama Momo, Trinco Dulwich, Jumping Bean, A J Farmer Ltd, Through The Trees Clothing Boutique, Blue Feather and Really Maria. There also an abundance of convenience stores as well of local supermarkets.

Schools locally include:

Primary Schools:

Harris Primary Academy East Dulwich, Goodrich Community Primary School, Dulwich Village Church of England Infants' School, Dulwich Hamlet Junior School, St Anthony's Catholic Primary School, Jessop Primary School, Rosendale Primary School and Goodrich Primary School.

Secondary Schools:

The Charter School East Dulwich, Charter School North Dulwich, Harris Girls' Academy East Dulwich, Harris Boys' Academy East Dulwich, Harris Boys' Academy East Dulwich, Harris Boys' Academy East Dulwich as well as Private Schools including Alleyn's and Dulwich College.

Great Transport Links:

Within easy reach you have East Dulwich, Herne Hill, Forest Hill and Honor Oak Stations offering easy access to:

London Bridge in 20 minutes  
Canada Water in 18 minutes  
London Victoria in 25 minutes  
London St Pancras in 30 minutes  
East Croydon in 25 minutes

There are also numerous bus routes offering easy access to not only the surrounding area but the City of London both through the day and night.

Parks and Greens Spaces:

Dulwich Park, Peckham Rye Park & Common, Belair Park, Goose Green, Sydenham Hill Wood and Horniman Museum and Gardens (SE23): Offers scenic views and formal gardens.

The Horniman Museum and Playpark - membership of the Horniman is low cost and great for families. There are lots of activities for all ages in the park and it boasts a spectacular view of London from the Hill. For those who have a dog or are thinking of getting one, there are lots of dog walkers / minders in the area and a great bunch of people meet there in the mornings to walk dogs together.

Hunters estate agents Forest Hill have sold several houses and flats near Bew Court in SE22 over the last 10 years. The stats from a sale include:

- Offers received for 98.75% of the guide price
- 3 viewings
- 3 offers received (100% of offers were received compared to viewings!)
- Offers received in 8 days of going to market
- Offer accepted on the 12th day of going to market

Hunters also let and manage properties close to Bew Court, SE22

Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 120 years remaining (125 years from 2021)

Service charge: £2422.46 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Great

Parking: Communal Residential Parking

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lift access and Ramped access

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.