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Lordship Lane, East Dulwich, SE22

Guide Price £375,000

Share of Freehold

A well located, spacious, one bedroom apartment in East Dulwich.



Local Transport

North Dulwich

Approx. 0.75 miles away

Destinations: **London**

Bridge & Peckham Rye

(Change to Canada Water
(for connection to Canary
Wharf).

East Dulwich

Approx. 0.9 miles away

Destinations: As above.

12,40,176, 185 & 197

Approx: 50 metres away

Destinations: **Waterloo,**

Vauxhall, Victoria,

Oxford Circus, The City

and Tottenham Ct Road.

One double bedroom

Raised Ground Floor

562 square feet

Guide Price Range: £375-£390,000.

This nicely presented, one double bedroom apartment is to be found on the raised ground floor of a handsome period building towards the southern end of Lordship Lane. The property, which offers a spacious reception and bedroom, is in good condition throughout.

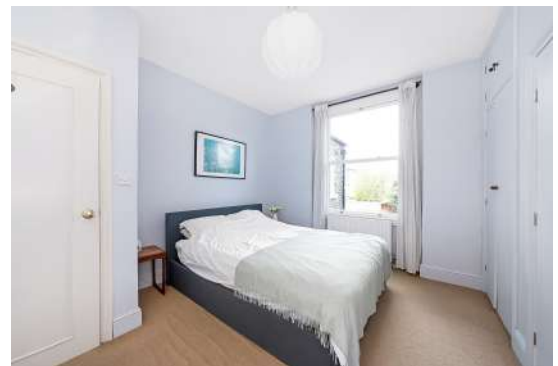
The shopping parade close to the Plough on Lordship Lane is right on the doorstep of the property and the many bars, restaurants and independent shops of the centre of East Dulwich are no more than a 10 minute walk. The flat is also well located for the lovely open spaces of Dulwich Park and Dulwich Village, with its shops and restaurants, is also a very easy walk away.

East Dulwich railway station (which provide direct services into London Bridge (c.13 mins)) is within fifteen minutes walk or a five minute bus ride of the property. Frequent bus services are also available from a stop across the road, which can take you directly to Victoria, Waterloo and The City or, within fifteen minutes, to any of Denmark Hill, Peckham Rye or Forest Hill railway stations. There 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.

You approach the property and take the stairs up to raised ground floor level before entering, via entry phone, into the communal hallway where you will find the door to the apartment on your right. Upon entering the apartment you find yourself in the bright and spacious living room with its wooden flooring that extends on into the hallway. The charming reception room has a wide bay looking out onto Lordship Lane, and an impressive period fireplace with tiled insets. There is built-in shelving to one of the chimneybreast recesses. The wide bay lends itself to having a dining table and chairs in it, making the room easy to zone into dining and sitting spaces.

From the reception room an archway leads into the main corridor of the flat. To your right is the bedroom. This is a very spacious double room with a whole wall of built-in storage and a large double glazed casement window looking out to the rear. Immediately outside this window there is a flat roof, which, subject to consents and planning, could provide scope for a small roof terrace.

Continuing along the hallway you pass a large, useful built-in storage cupboard before arriving at the bathroom. The bathroom is fitted with a white three-piece suite comprising low-level WC, hand basin and walk in shower enclosure.



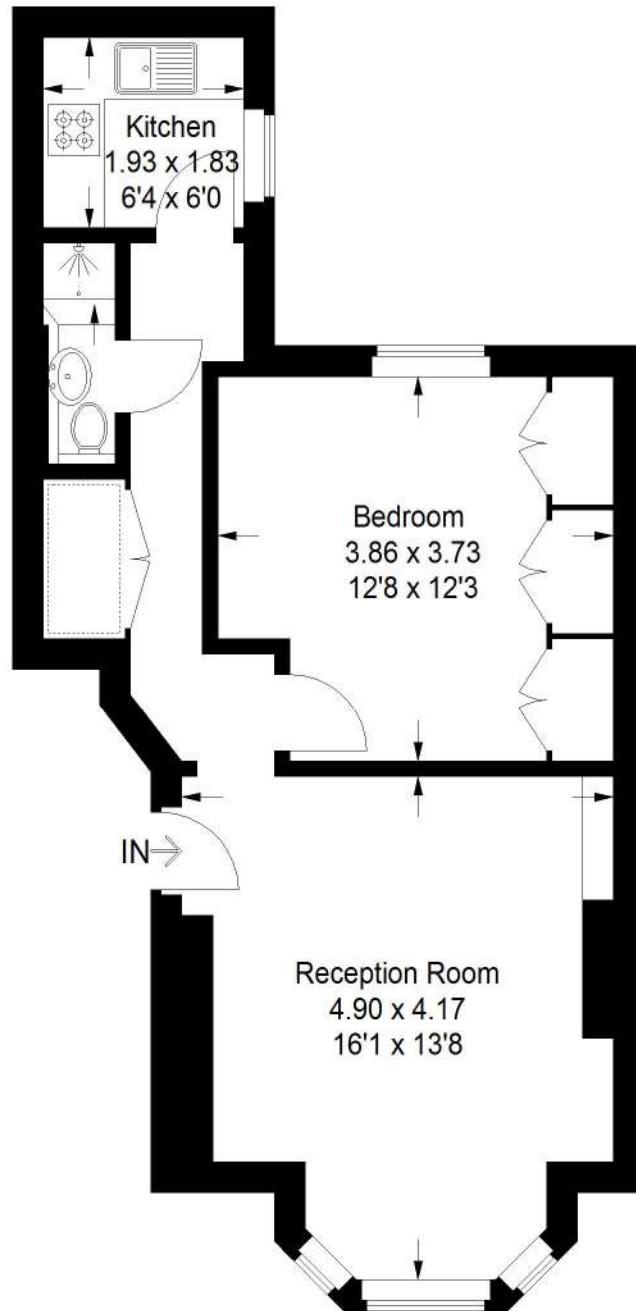
At the end of the hallway is the kitchen. This is compact and fitted with a range of modern white units with a marble effect work surface. The kitchen has an integrated oven and induction hob as well as an integrated washing machine and freestanding fridge freezer. From the kitchen, a small casement window looks out to the side of the property.

This is a bright and well maintained apartment offering a generous reception and bedroom in a very convenient location. Your early viewing is recommended.


Lordship Lane, SE22



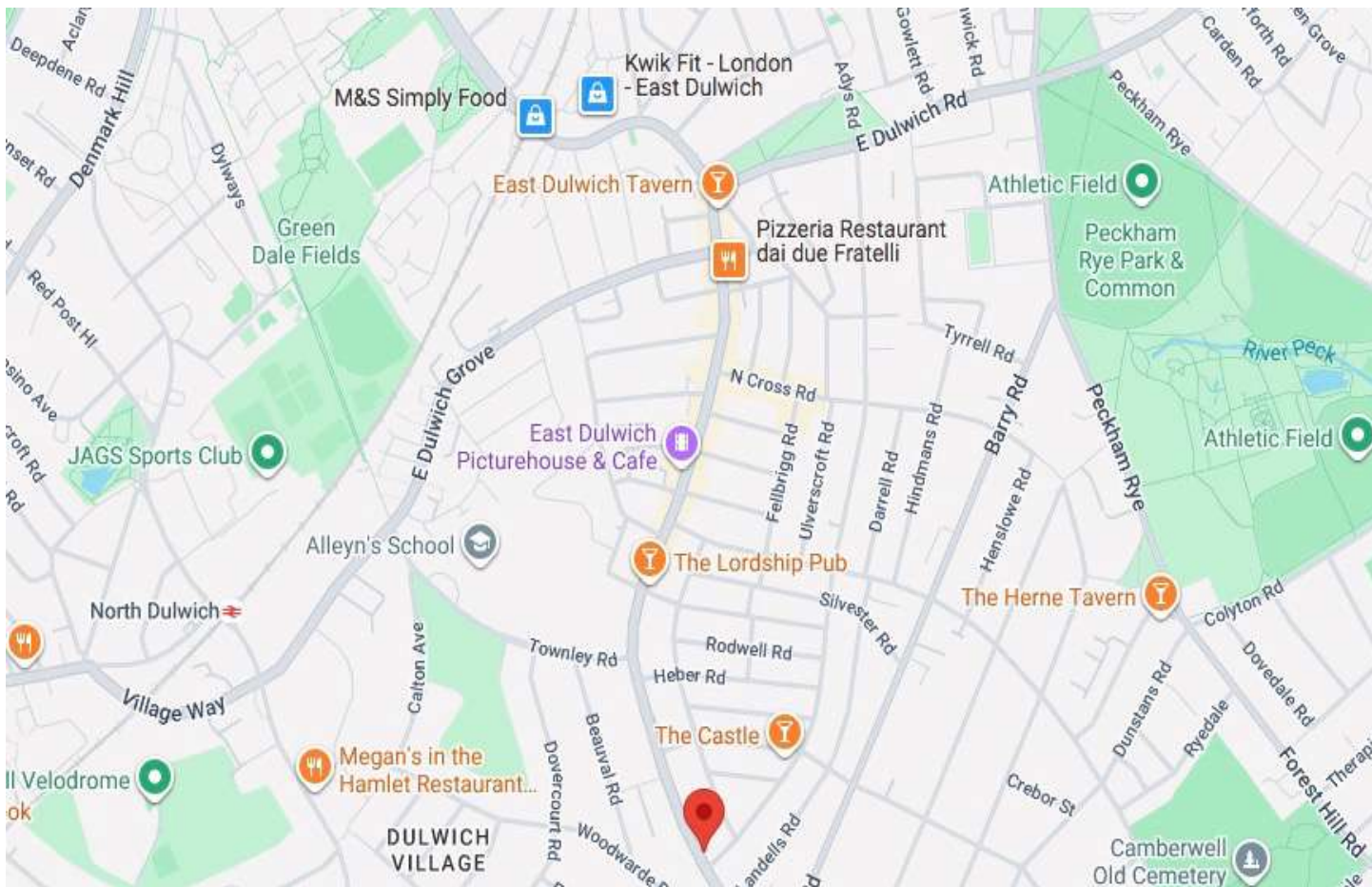
Approximate Gross Internal Area
45.1 sq m / 485 sq ft



Raised 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. (ID1295092)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

To arrange a viewing of this property please call us on 020 7737 8047 or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.