



Email: [info@no-flies.co.uk](mailto:info@no-flies.co.uk)

[www.no-flies.co.uk](http://www.no-flies.co.uk)

Contact us on 020 7737 8047

Tribeca Court, East Dulwich, SE22

£675,000

Leasehold

A stunning two bedroom first floor apartment with large balcony in central East Dulwich.



### Local Transport

#### East Dulwich

Approx. 800 metres away  
Destinations: London Bridge.

#### Peckham Rye

Approx. 1km away  
Destinations: London Bridge, Clapham Junction and Canada Water (for connection to Canary Wharf)

#### 12,37,40,176 & 185

Approx: 200 mtrs away  
Destinations: Victoria, Charing Cross, Waterloo and London Bridge.

Two bedrooms

Stylish kitchen

Large Terrace

Chain Free

This stunning two bedroom apartment with large terrace, which is being sold chain free, is to be found on the first floor of Tribeca Court, a four storey modern development of 22 luxury apartments on the northern end of Crystal Palace Road close to its junction with East Dulwich Road. It is roughly equidistant from both East Dulwich and Peckham Rye Railway stations and close to the open spaces of Goose Green. The building is very well maintained and benefits from a video entry system and lifts.

Crystal Palace Road, which is mostly made up of handsome period properties, runs between Lordship Lane, to the south, and East Dulwich Road to the north. So, within a five minute stroll, you can find yourself in the open spaces of Peckham Rye Park or, in the other direction, amongst the many bars, restaurants and independent shops of Lordship Lane.

East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) is a five to ten minute walk from the property and it is a similar walk to Peckham Rye railway station. At Peckham Rye 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 East Dulwich Road and Lordship Lane providing direct routes to destinations including Victoria, Waterloo, Brixton and London Bridge.



You enter the property through the main front door and into the communal hallway and take the lift to the first floor. The door to the apartment is to your left on exiting the lift.

You enter the apartment into the hallway with its wooden floors that extend on into the apartment. The hallway has a large cupboard that contains the boiler and heating system.



Next along the hallway is the door into the open plan living space. This extremely spacious room is zoned into kitchen, sitting and dining areas. The kitchen is very smartly fitted with white units with a marble work surface and a full range of premium, integrated appliances.

The living area comprises a large sitting space with doors out on to the full width terrace, which is the perfect spot for a drink or a spot of sunbathing in the warmer months plus there is a large communal roof terrace. The dining area is set back from the living space and can easily accommodate a dining table and chairs.



Returning to the hallway and turning right, you will find, on your right, the door into the first bathroom. This is nicely fitted with a white three-piece contemporary suite comprising low level WC, hand basin with built-in vanity unit and bath with over bath rainfall shower. There is also a heated towel rail.



Opposite the bathroom is a short corridor to the main bedroom. Just before the main bedroom you will find a door to a large utility cupboard that houses the washing machine and has space for further storage.

The main bedroom is a large double room with plenty of built in storage and windows looking out to the rear of the development. Ensuite to this bedroom is a shower room which is, again, fitted with a contemporary three piece suite comprising WC, hand basin and large walk in shower enclosure.



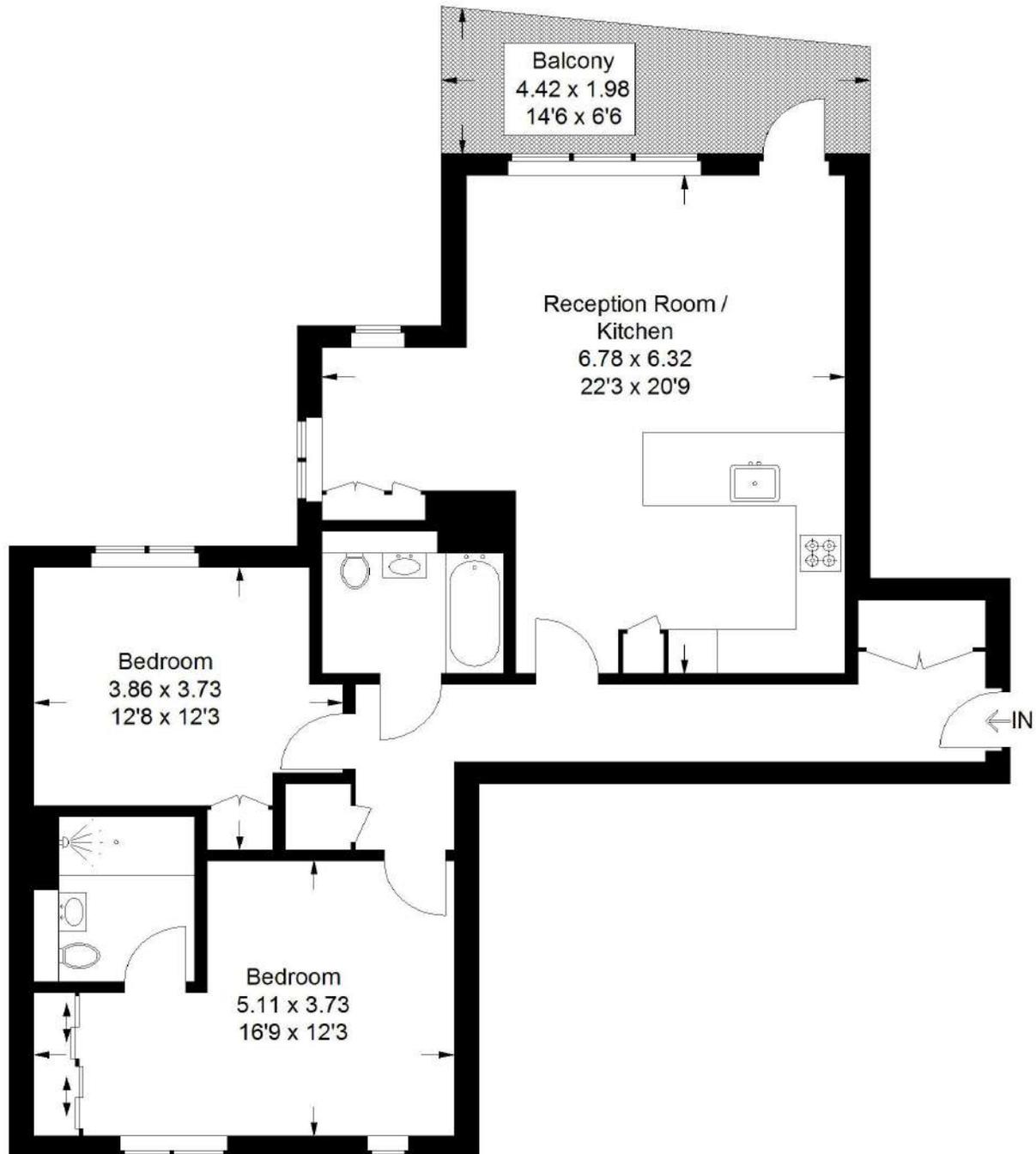
At the end of the hallway is the second bedroom. This is a comfortable double room with further built in storage. The windows of this room look out onto Crystal Palace Road.

This apartment is perfectly located to enjoy everything that East Dulwich and Peckham have to offer. It is finished to a very high standard and is ready to be moved straight into and there is also secure underground parking with an allocated parking space.

The property is being sold chain free and your early viewing is recommended.

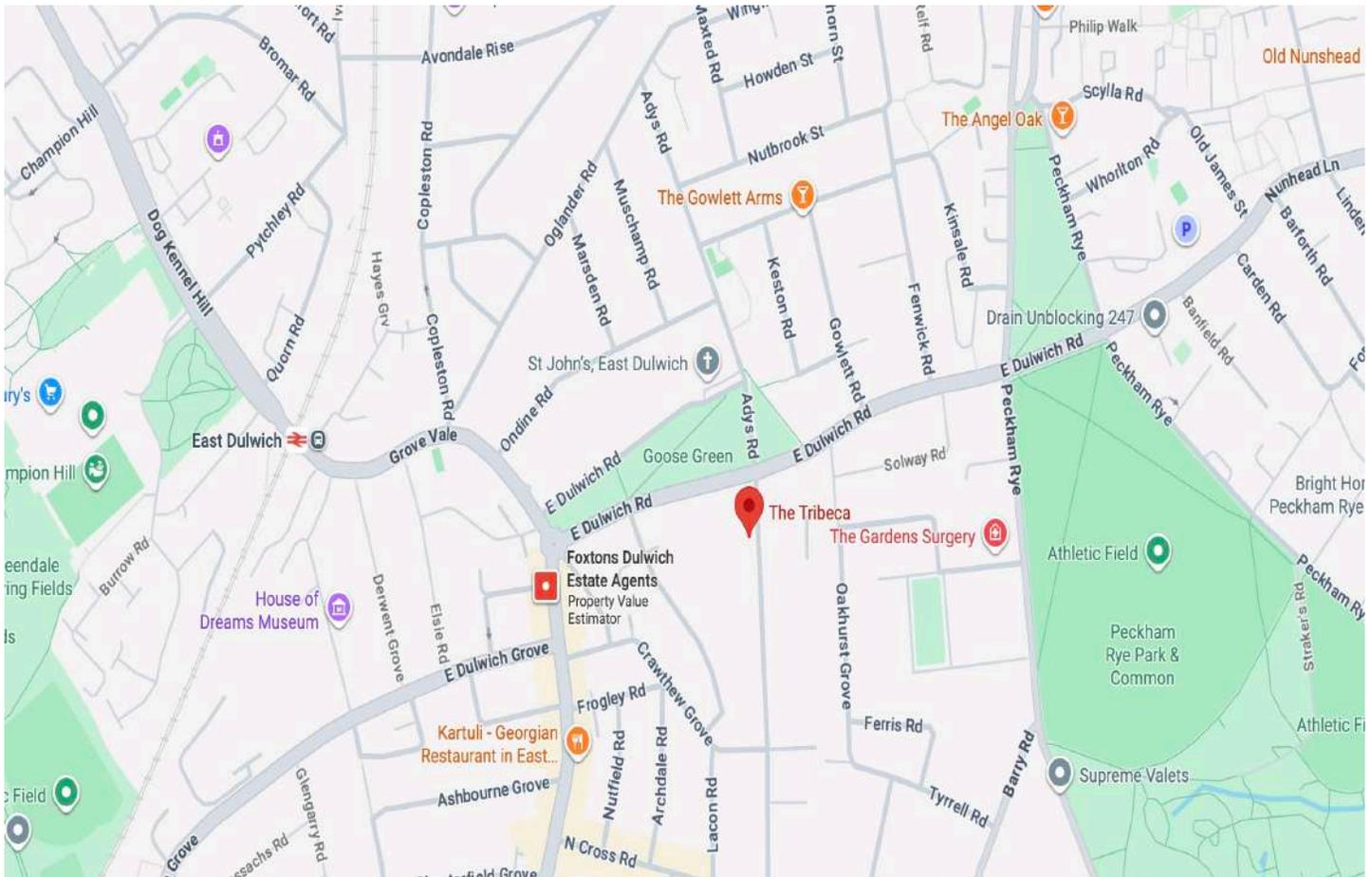
# Tribeca Court, SE22

Approximate Gross Internal Area  
86.1 sq m / 927 sq ft



## First Floor

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. (ID1284931)



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	83 B	83 B
69-80	<b>C</b>		
55-68	<b>D</b>		
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.