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Lordship Lane, East Dulwich, SE22

£535,000

Leasehold

A well located, spacious, two 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.**

Two bedrooms

720 square feet

Nicely presented

Great location

This nicely presented, two double bedroom apartment is to be found on the upper floors of a handsome period building towards the southern end of Lordship Lane. The property, which offers extremely generous accommodation 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 through the paved front garden and enter the house into the communal hallway. From here you take the stairs to the first floor where you will find the door to the apartment on your left. On entering the apartment, you find yourself in a small vestibule, which has some coat storage, and from which a flight of stairs leads up to the first half landing. This has wooden floors that carry on into the rear bedroom. On this first landing you will find the bathroom. This is very nicely fitted with a modern, white three-piece suite comprising hand basin, low-level WC and bath with overhead rainfall showerhead. There is contemporary tiling to the floor and walls and the bathroom also benefits from a heated towel rail. Adjacent to the bathroom is the first of the bedrooms. This is a spacious double room with a casement window looking out to the rear of the building.

Returning to the first landing, a further flight of stairs leads up to the second landing. This, again, has wooden flooring extending on into the living area and second bedroom. This second landing, from which there is access to a partly boarded loft that provides lots of useful storage space, would be the perfect spot for a little home office – a real boon in these days of working from home.



On your right from this landing is the open plan living area, which is zoned into kitchen and sitting areas. The kitchen is nicely fitted with a range of modern high gloss white units and has a full range of integrated appliances, including oven and hob, slimline dishwasher, washing machine, fridge, freezer, drinks fridge and microwave. The living area, to the rear of the space, is large enough to accommodate both a sitting area and space for a small dining table and chairs. From this lovely bright space full width casement windows look out to the rear of the property.

Adjacent to the living room is the second bedroom. This is again a generous double room with plenty of space for either freestanding or built-in storage. A casement window looks out from this room to the front of the property.

For those purchasers looking for a property with some outside space, we understand that a previous owner obtained planning permission (which has now expired but details of which will be available on the Southwark planning portal) to construct a roof terrace on the flat roof which is directly outside the windows of the living area. It should, therefore, be possible for any new owner to obtain consents and approvals to construct a roof terrace although subject to consents and planning, as neighbouring properties have done, at some point in the future if that was something of interest to prospective purchasers.

This is a lovely, spacious apartment in a central East Dulwich location. It is double glazed throughout, neutrally decorated and ready to be moved into. Your early viewing is recommended.

Lordship Lane, SE22

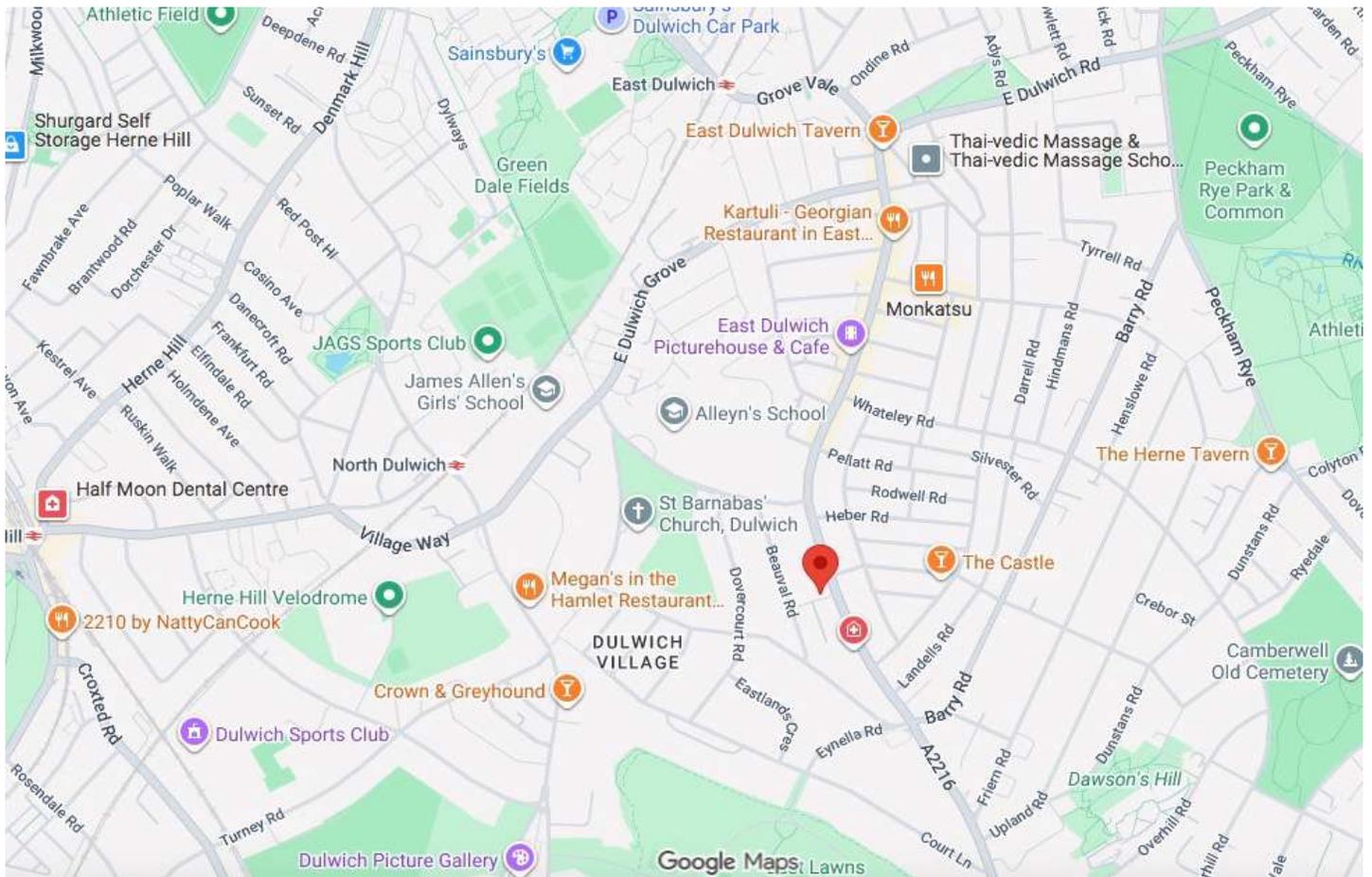
Approximate Gross Internal Area
66.9 sq m / 720 sq ft



Second 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. (ID1274588)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	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.