

**HARVEY &
WHEELER**
ESTABLISHED 1855

303B LORDSHIP LANE
EAST DULWICH SE22 8JH



An attractive upper ground floor one-bedroom apartment with a private garden, presented in good decorative order and conveniently located for the shops, cafes, and amenities of East Dulwich and Dulwich Village, including Dulwich Park.

The apartment offers approximately 440 sq ft (40.88 sq m) of well-planned accommodation with high ceilings and parquet flooring throughout.

The spacious living room boasts an elegant wide bay window, providing excellent natural light. To the rear is an integrated kitchen with breakfast bar, ideal for everyday living and entertaining while cooking.

There is a double bedroom and a modern shower room with a large walk in shower, WC and countertop washbasin.

The property benefits from access to a private garden measuring 19'9 x 18'3 (6m x 5.55m).

The apartment is well positioned for local amenities in East Dulwich, including the Picturehouse cinema, cafés and shops, as well as Dulwich Park. Transport links are excellent, with regular services from North Dulwich and East Dulwich stations. North Dulwich provides direct services to London Bridge and easy connections to the London Overground via Peckham Rye, while popular bus routes offer convenient access into central London.

The lease is 125 years from 1 January 2001. EPC Rating D. Tax Band B.

ACCOMMODATION

Well located apartment in East Dulwich

Elegant reception room

Double bedroom

Kitchen with breakfast bar

Modern shower room

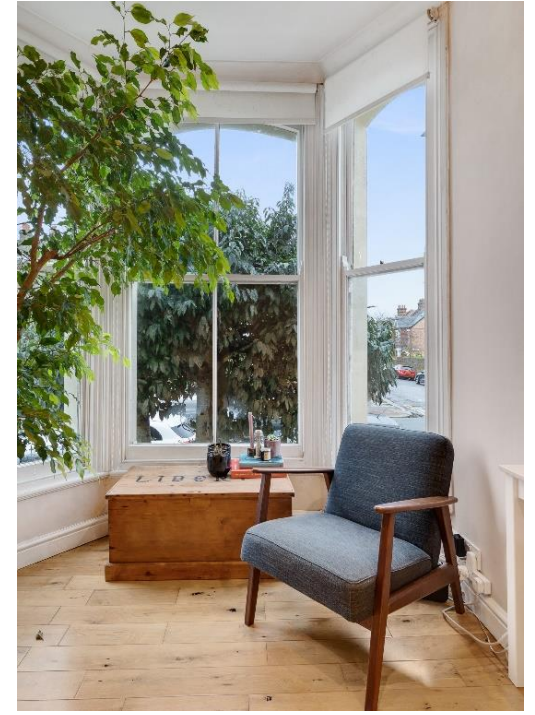
Parquet flooring throughout

High ceilings

Private garden

£410,000






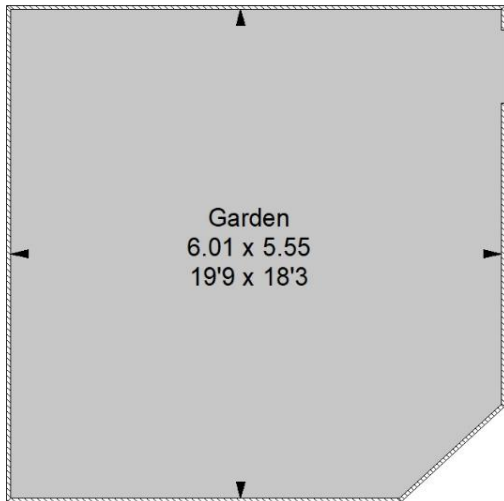


Lordship Lane, SE22

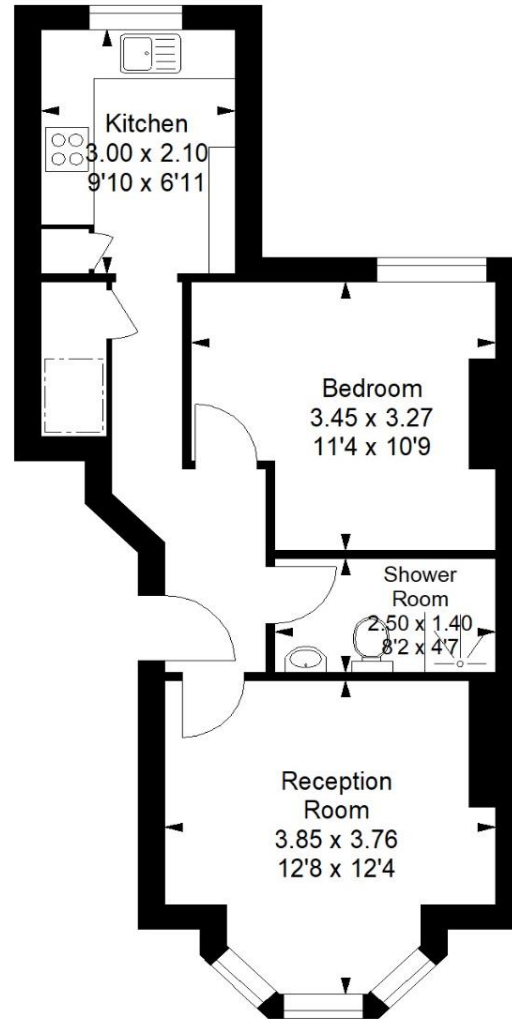
Approximate Gross Internal Area = 40.88 Sq m / 440 Sq ft



 = Reduced headroom below 1.5m / 5'0



Garden



Upper Ground Floor

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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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.