

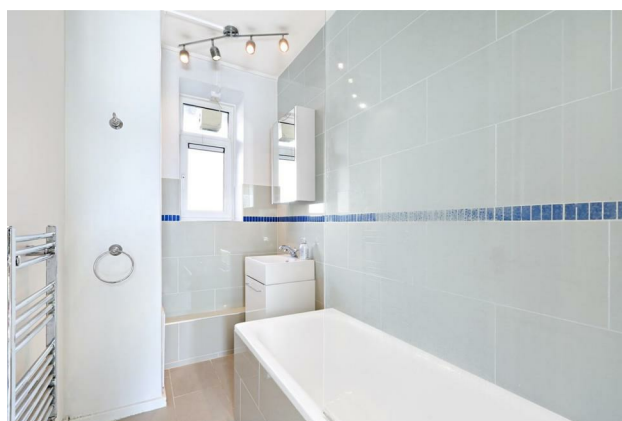
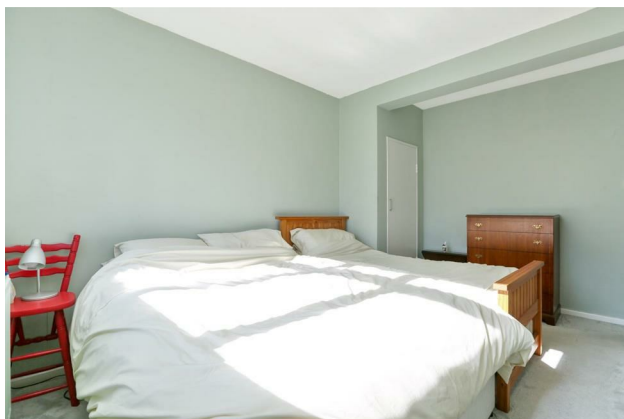
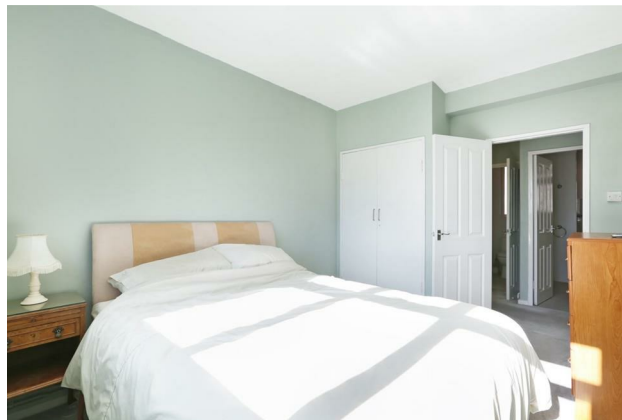
HUNTERS[®]

HERE TO GET *you* THERE

Campbell Court, Lordship Lane, London, SE22 8NX

Guide Price £325,000 to £350,000

Property Images



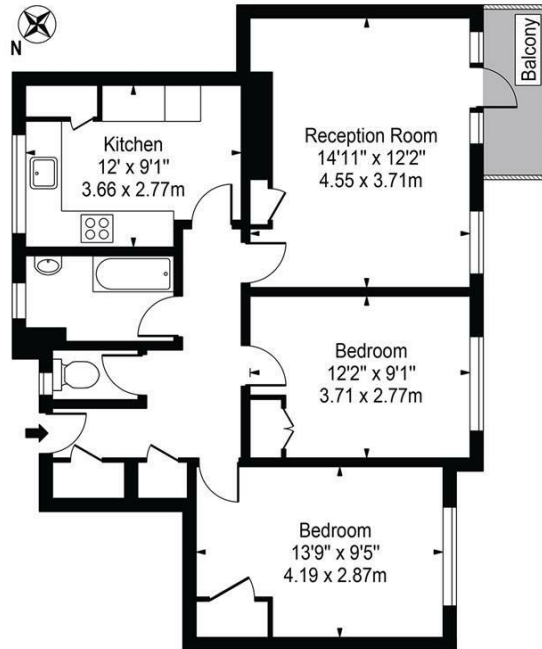
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Property Images



Campbell Court,
Lordship Lane, SE22 8NX
Approx. Gross Internal Area 703 Sq Ft - 65.31 Sq M



First Floor

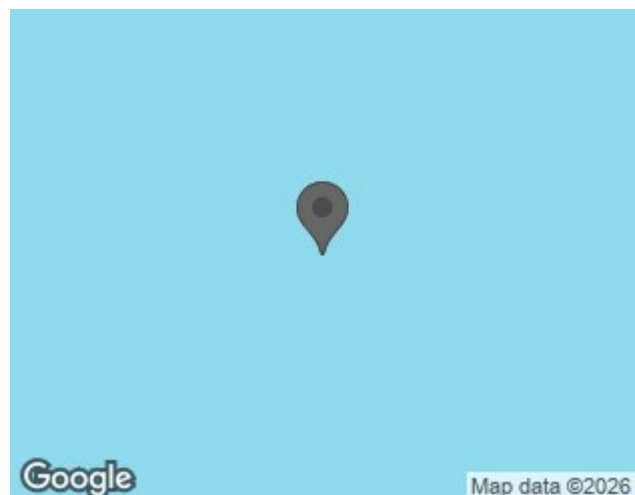
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Map



Details

Type: House Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Guide Price £325,000 to £350,000

New to the market is this well-proportioned two-bedroom apartment situated in the heart of the Lordship Lane Estate and on the entrance to Dulwich Park. The property is situated on the first-floor and overlooks the communal gardens and the park. Offering approximately 700sqft of living space comprised of two double bedrooms, a living room with its own private balcony, a separate kitchen and a family bathroom with a separate WC the property is perfect for a couple or a small family due to its proximity to shops, good schools as well as parks and green spaces.

Early Viewing is Highly Recommended

Features

- GUIDE PRICE £325,000 TO £350,000 • IDEAL LOCATION • EASY ACCESS TO DULWICH PARK AND LORDSHIP LANE • TWO BEDROOM APARTMENT • APPROX 700SQFT • PRIVATE BALCONY OVERLOOKING COMMUNAL GARDENS • COMMUNAL PARKING • SEPARATE KITCHEN AND FAMILY BATHROOM • In Proximity of Shops, Restaurants, Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

EPC RATING: TBC

Council tax band: B

Tenure: Leasehold

Guide Price £325,000 to £350,000

New to the market is the well-proportioned two bedroom first-floor apartment situated on the desirable Lordship Lane. The property offers two double bedrooms, a living room providing approximately 170sqft 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.

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:

I purchased the property in March 2021.

Like:

Bright, sunny, quiet flat in a beautiful location at the gates of Dulwich Park.

Renovations:

New internal doors, painting, flooring, blinds.

Reason for selling:

Extra bedroom required.

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:

Goodrich Primary School: Behaviour and attitudes – Good, Early years provision – Good, Leadership and management – Good, Personal development – Good, The quality of education – Good

Horniman Primary School: Achievement of pupils – Good, Behaviour and safety of pupils – Good, Leadership and management – Good, Quality of teaching – Good

Heber Primary Schools: Behaviour and attitudes – Good, Early years provision – Good, Leadership and management – Good, Personal development – Good, The quality of education – Good

Harris Boys Academy East Dulwich: Behaviour and attitudes – Outstanding, Leadership and management – Outstanding, Personal development – Outstanding, Sixth form provision – Outstanding, The quality of education - Outstanding

Harris Girls Academy East Dulwich: Behaviour and attitudes – Outstanding, Leadership and management – Outstanding, Personal development – Outstanding, Sixth form provision – Outstanding, The quality of education

– Outstanding

St Anthony's Catholic Primary School: Achievement of pupils - Good, Achievement of pupils - Good, Leadership and management - Good, Quality of teaching - Good

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 Campbell 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 Campbell Court, SE22

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 113 years remaining (125 years from 2014)

Ground rent: £10 pa

Service charge: £2082.2 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

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: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Communal

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: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

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.