



Lordship Lane, SE22 | Offers In Excess Of £425,000

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In General

- Two double bedrooms
- Private entrance
- Period conversion
- Private section of garden
- Good condition throughout
- 0.8 miles to East Dulwich station
- CHAIN FREE

In Detail

CHAIN FREE - Beautiful and charming two bedroom period conversion with a private section of garden in the heart of East Dulwich.

Lordship Lane offers strong transport links into The City and West End from East Dulwich station (0.8 miles) and Forest Hill station (1.4 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye. There are excellent parks and green spaces nearby as well as the independent shops, restaurants and coffee shops of Lordship Lane and North Cross Road.

This raised ground floor maisonette enjoys over 560 Sq Ft of internal space as well as indirect access to a 22x19 ft private section of garden at the rear. The property has been well maintained and modernised by the current owner.

There are two comfortable bedrooms at the back of the property overlooking the gardens, a modern bathroom as well as a beautifully bright 17-ft open-plan kitchen reception.

EPC Rating: D | Council Tax Band: B | Lease: 101 years remaining | SC: £767.50 pa | GR: £250 pa | BI: £300.81 pa



Floorplan

Lordship Lane, SE22

Approximate Gross Internal Area
52.8 sq m / 568 sq ft



(Not Shown In Actual
Location / Orientation)



Raised Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		64	76
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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