

Blackwater Street, SE22 | £425,000

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In General

- Large double bedroom
- Dual aspect living space
- City views
- Modern, high quality finishes
- Close to Lordship Lane shops
- 0.4 miles to East Dulwich station
- Good storage
- Perfect for first time buyers

In Detail

An exceptional one-bedroom apartment, beautifully presented and occupying an enviable position in the heart of East Dulwich, SE22.

Extending to over 500 sq ft, this superb apartment is set within a contemporary, purpose-built development and has been thoughtfully designed to maximise both space and natural light. The impressive dual-aspect open-plan reception seamlessly combines living, dining and kitchen areas, creating a wonderfully bright and inviting space. The sleek, fully integrated kitchen is finished to a high specification, making it equally suited to everyday living and effortless entertaining.

The generously proportioned double bedroom benefits from excellent built-in storage and enjoys far-reaching views across the London skyline. A stylish, contemporary bathroom with quality fittings completes the accommodation.

Ideally positioned just moments from the renowned Lordship Lane, the property is perfectly placed to enjoy East Dulwich's celebrated village atmosphere.

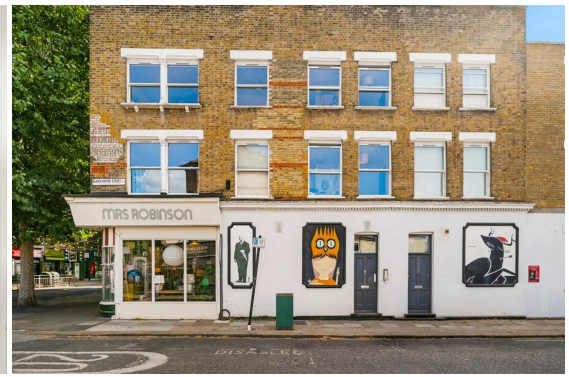
An outstanding selection of independent cafés, acclaimed restaurants, artisan bakeries and boutique shops are all within easy reach, while the open green spaces of Peckham Rye Park, Goose Green and the historic Dulwich Park provide an exceptional balance of urban convenience and outdoor living.

East Dulwich station offers direct services to London Bridge, with excellent onward connections to the City, Canary Wharf and the West End. A comprehensive network of local bus routes further enhances connectivity to Dulwich Village, Herne Hill, Peckham and beyond.

EPC: C | Council tax band: B | Lease: 117 years remaining | GR: £350 pa | SC: £1,000 pa | BI: £500 pa







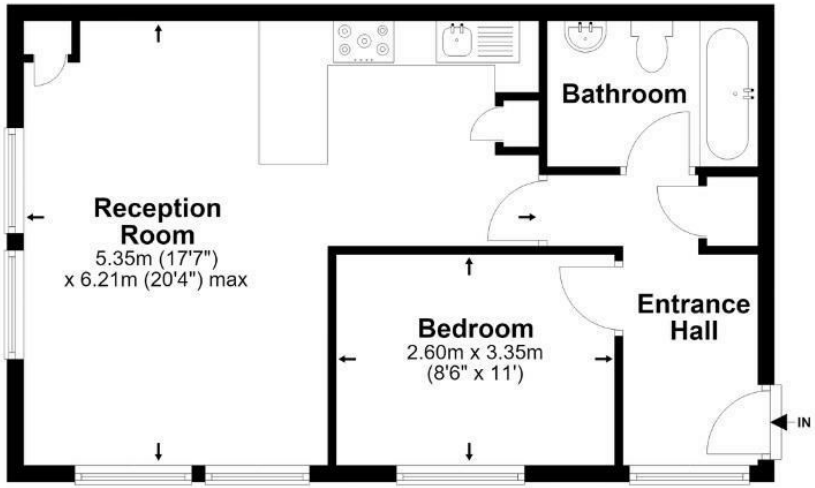


Floorplan

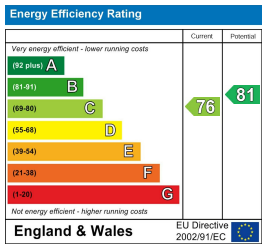
Blackwater Street, SE22
Total* = 47.1 sq. m / 507.3 sq. ft
Second Floor = 47.1 sq. m / 507.3 sq. ft
[ ] = Reduced head room below 1.5m

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Second Floor
Approx. 47.1 sq. metres (507.3 sq. feet)



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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