NO FLIES

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Lordship Lane, East Dulwich, SE22 £375,000 Leasehold

A well located, spacious, 540 sq.ft one bedroom apartment in East Dulwich with private balcony.



One bedroom | Open Plan | Private balcony | Chain Free

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.**

This nicely presented, one double bedroom apartment is to be found on the top floors of a handsome period building towards the southern end of Lordship Lane. The property, which offers generous accommodation and a private balcony, is in good condition throughout. The property is being sold with vacant possession and chain free.

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 front garden taking the steps up to the front door. Once in the communal hallway you take the stairs to the top floor where you will find the door to the apartment.

Immediately upon entering the apartment, you will find the bathroom directly in front of you. This has been newly fitted with a white three-piece suite comprising low-level WC, contemporary hand basin with built-in vanity unit and a large walk-in shower enclosure with rainfall showerhead. There is also a heated towel rail. From outside the bathroom stairs lead up to the top landing. Here you'll find a deep, useful storage cupboard as well as the bedroom and living space.

The door to the bedroom is to your right. This is an extremely spacious double room with window looking down onto neighbouring gardens.

At the front of the house on this level is the open plan living space. This is a generously sized room which has been zoned into both sitting and kitchen areas. The kitchen is newly fitted with a range of modern panelled units with a marble effect work surface. There is an integrated slimline dishwasher, oven, hob, washing machine and fridge freezer. This bright and spacious room has windows looking out onto Lordship lane.

Externally, this lovely apartment benefits from an east facing private balcony which provides spectacular far reaching views of the London skyline from Canary wharf around to the City. This is the perfect spot for a drink on warm summer evenings.

Double glazed throughout newly refurbished.





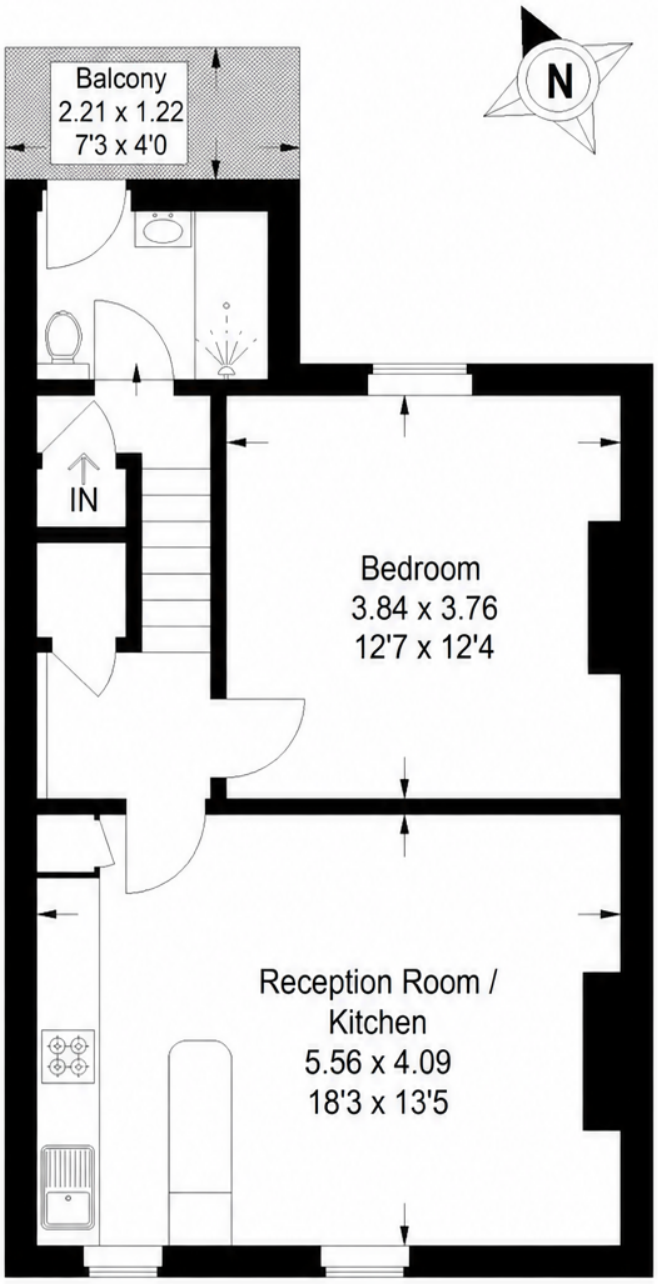






Lordship Lane SE22

Approximate Gross Internal Area
50.2 sq m / 540 sq ft



Second Floor

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. (ID1342706)



EPC TO FOLLOW

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.