info@no-flies.co.uk
020 7737 8047

www.no-flies.co.uk Independent estate agency

Lordship Lane London SE22 8JH

Asking Price £800,000 Three bedrooms Share of freehold

An elegant three-bedroom ground-floor apartment with period features, bright open-plan living space, a private walled garden and garden office.



Period features Private walled garden Garden office

High ceilings, ornate plasterwork and period fireplaces complement a contemporary kitchen and living area opening directly onto the garden.

Entered through the front garden, the communal hallway has period plasterwork and parquet flooring, which continues into the apartment. The apartment entrance is on the left.

Viewing strictly by appointment with No-Flies

The accommodation

Bedrooms

The principal bedroom is a handsome room with high ceilings, ornate plasterwork and a cast-iron period fireplace with a tiled hearth. Its wide bay overlooks Lordship Lane and has plantation shutters and built-in storage. Further fitted storage occupies both chimney breast recesses. The adjacent double bedroom also has high ceilings, a period fireplace with tiled hearth and fitted storage. The third bedroom accommodates a double bed and has a glazed door opening onto a small internal courtyard/lightwell.

Hallway and storage

Three steps descend to the rear section of the apartment. An access door leads to the cellar, which provides abundant additional storage space. There is also a spacious utility cupboard housing the current owners' washing machine and further hallway storage.

Bathroom and cloakroom

The spacious bathroom has a Jacuzzi bath, low-level WC and hand basin within a wooden vanity unit. A separate wet-room area incorporates a large rainfall shower, and there is a heated towel rail. A separate cloakroom has a modern low-level WC.

Kitchen and living space

At the rear, the open-plan living space is arranged into kitchen/dining and sitting areas. Dark contemporary kitchen units are complemented by marble work surfaces, an integrated drinks fridge and full-size dishwasher. There is space for a range cooker and a large American-style fridge. The bright sitting area has a rooflight and trifold doors opening onto the garden.

Garden and home office

The private walled garden has a paved patio leading to an artificial lawn, bordered by mature shrubs and perennials. A garden room spans the rear of the garden and benefits from lighting and power. Currently used as a home office, it provides a useful space away from the main apartment.





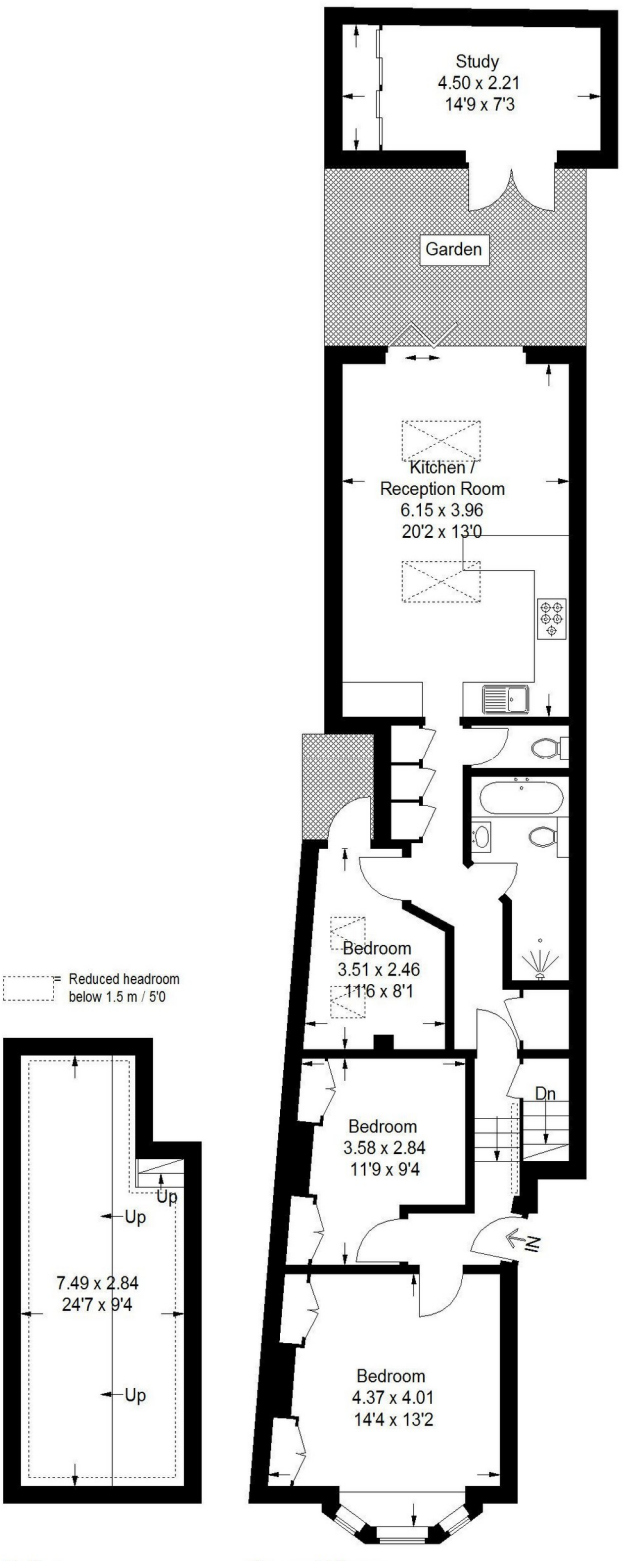






Lordship Lane, SE22

Approximate Gross Internal Area
100.1 sq m / 1077 sq ft
Study = 10.1 sq m / 109 sq ft
Total = 110.2 sq m / 1186 sq ft

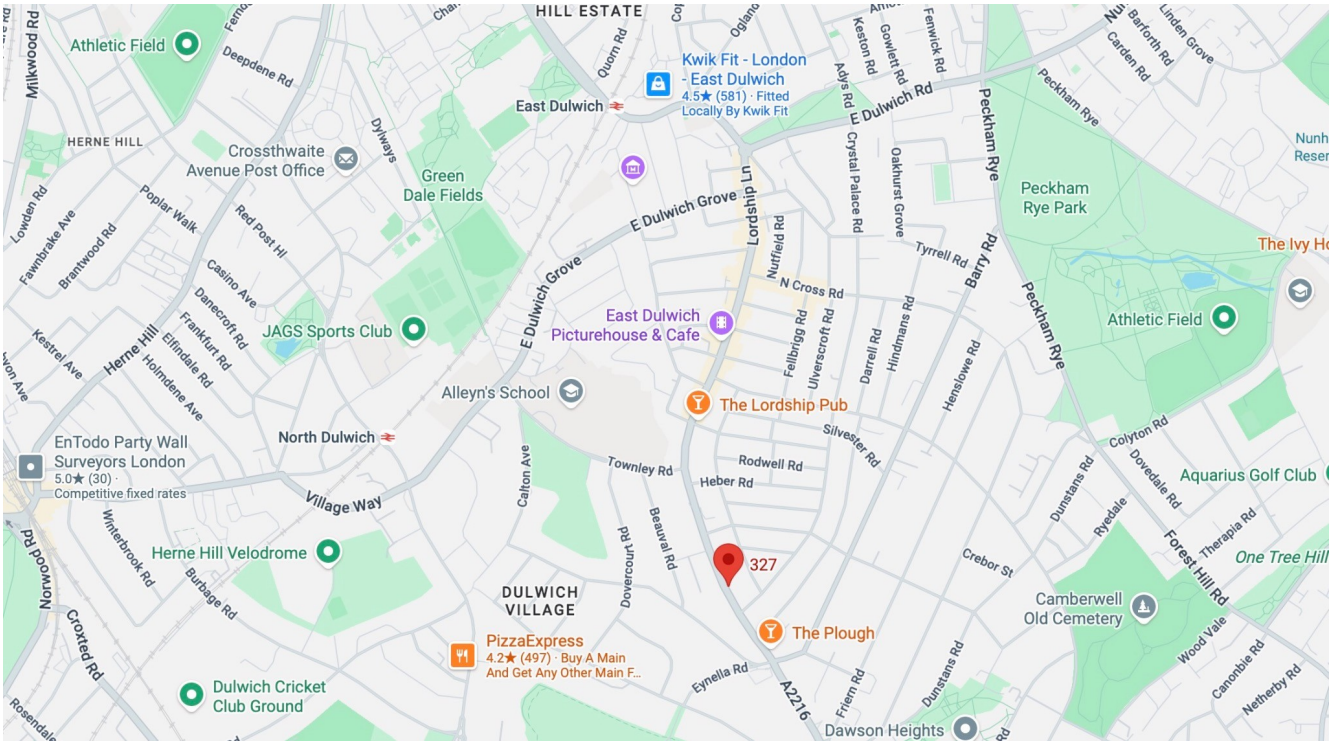


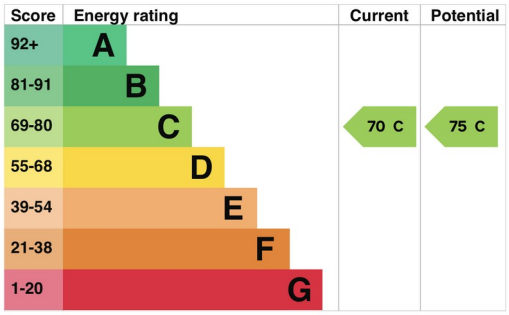
Cellar **Ground Floor**

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. (ID1340751)

Floorplan for layout guidance only Not drawn to scale

Location and transport





Location

Lordship Lane's shopping parade around the Plough provides convenient local shops and services. The independent shops, cafés, bars and restaurants of central East Dulwich are also within easy reach.

The apartment is well placed for the open spaces of Dulwich Park and for Dulwich Village, with its shops, cafés and restaurants.

Property information

Tenure Share of freehold

Asking Price £800,000

Council tax Band C

Local authority Southwark

EPC current rating 70 C

EPC potential rating 75 C

EPC valid until 23 November 2031

Transport

North Dulwich and East Dulwich

Rail services to London Bridge and Peckham Rye.

Connections at Peckham Rye

London Overground services provide onward links.

Nearby buses

Routes 12, 40, 176, 185 and 197 serve the area.

Services include connections to Victoria and Tottenham Court Road, with further rail connections accessible by bus.

Getting around

Nearby stops on Lordship Lane provide frequent services across South London and into central London.

These particulars are intended as a guide only. Measurements and distances are approximate. Prospective buyers should verify information important to their decision before proceeding.