



Lordship Lane, SE22  
£600,000 - £625,000



## Victorian garden flat primely located in SE22

After many wonderful years on Lordship Lane, the owners are now ready for a change of scenery. This opens up a fantastic opportunity to acquire a charming two-bedroom East Dulwich conversion flat, presented in turn-key condition and offered chain-free.

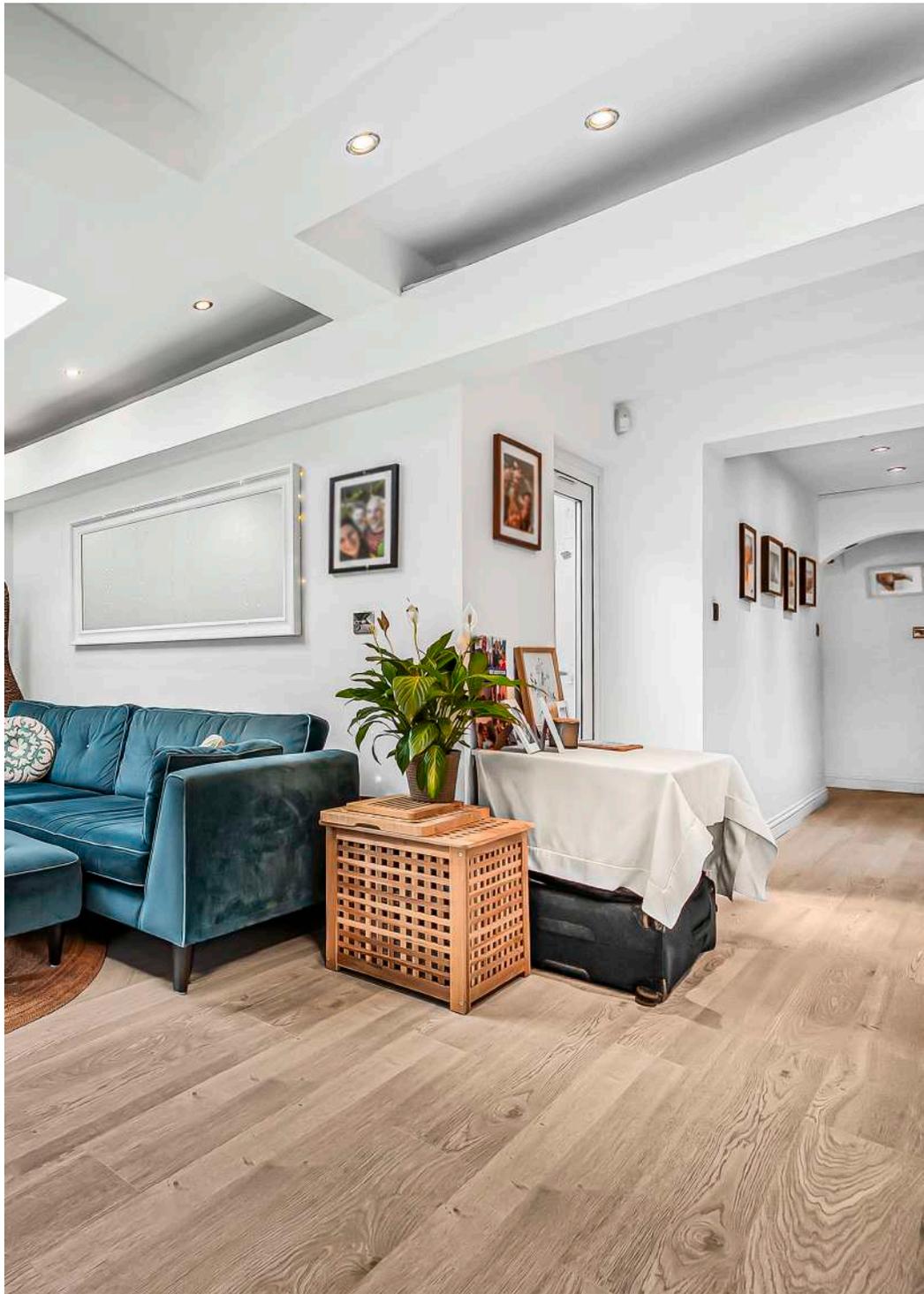
Behind the striking Victorian façade, you'll discover 712 sqft of well-proportioned living space, complete with a private rear garden perfect for entertaining. Upon arrival, you'll pass through your own secure private gate and into a welcoming entrance. The spacious lobby offers a handy spot to hang your coats or kick off your shoes.

To your right, you'll find the beautifully finished family bathroom, recently renovated to a high standard. As you continue down the hallway, two generous double bedrooms await — both are bright, airy, and full of character.

At the heart of the home, the open-plan kitchen and living area are designed with functionality and style in mind. A convenient utility space is tucked just off to the side. The kitchen is well-appointed, with plenty of counter space for cooking or entertaining, while the living area flows seamlessly into the garden.

Hosting here feels effortless — open the doors to let the outdoors in and enjoy your suntrap garden, perfect for al fresco dining or a laid-back BBQ on a summer day. On cooler days, close the doors for a cozy retreat, where you can unwind with a good book or simply enjoy the tranquility of your surroundings.







Lordship Lane,  
East Dulwich, SE22



Lower Ground Floor

Approx Gross Internal Area 712 Sq Ft - 66.14 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 029948K

## Property Details

Victorian garden flat  
Open-plan kitchen, dining and reception room  
Two double bedrooms  
One family bathroom, recently renovated  
Turn-key condition  
Rear 19ft private garden  
Gated separate entrance  
Double-glazed windows  
Ground floor with direct access to garden

Approx. 712 sqft / 66.1 sqm

EPC Rating: D

Tenure: Leasehold

Remaining Lease Term: XYZ

Service Charge (Per Annum): XYZ

Ground Rent (Per Annum): XYZ

Council Tax Band: B

London Borough of Southwark

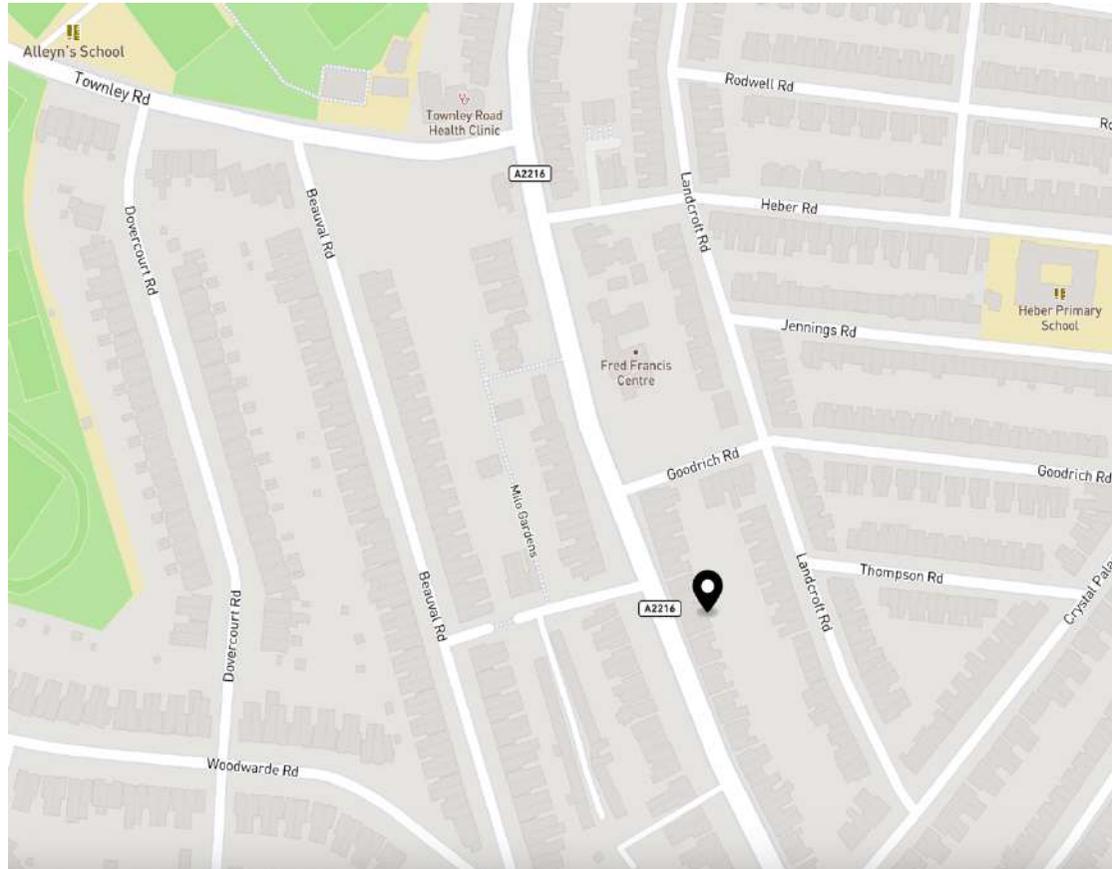
## Location

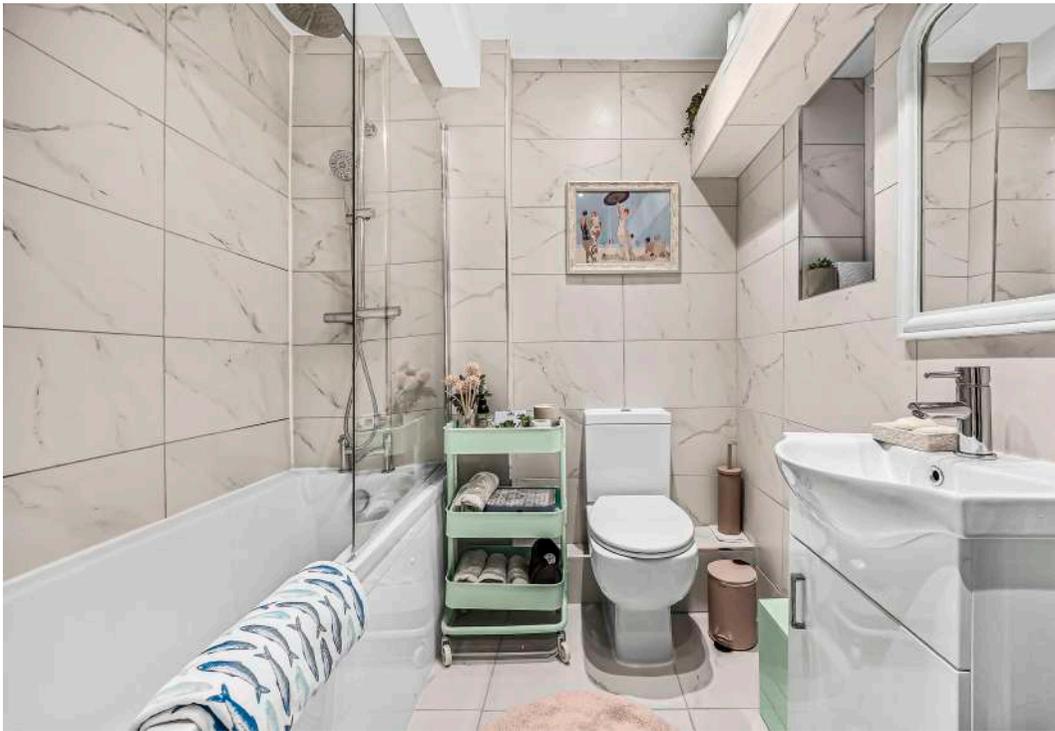
Lordship Lane is enviably positioned just moments from the vibrant settings of central East Dulwich and the quiet affluence of Dulwich Village. Lordship Lane is renowned for its plethora of independent boutiques & cafes, coveted restaurants and the North Cross Market every Saturday – showcasing SE22's commitment to the local community.

If you're after serene green settings, Dulwich Park spans 29 hectares and offers great picnic space, paths for running, tennis courts & the Dulwich Clock café (they do a great chai latte). Heading through Dulwich Park you'll reach Dulwich Village, replete with even more independent delis, cafes and truly stunning period architecture.

If you're a foodie, you are spoilt for choice. If you're in the mood for a great takeaway, Yard Sale Pizza is a must try. For those who want to dine in, try Kartuli for some divine Georgian food or Olivelli's for an authentic Italian experience.

East Dulwich Station – c. 14-minute walk (Southern)





# Thinking of Moving?

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Let's talk.

James Neicho

**Founder & Managing Director**

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