

# NO FLIES

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Dunstans Road, East Dulwich, SE22

**£415,000**

**Leasehold**

A charming one bedroom East Dulwich apartment with two private garden areas.



## Local Transport

### **East Dulwich**

Short bus ride away.  
Destinations: **London Bridge**

### **Forest Hill**

Approx 1 mile away  
Destinations: **London Bridge, London Victoria and London Overground.**

### **12, 40, 176, 185 & 197**

All within c.300-500m  
Destinations: **Elephant & Castle, Waterloo, The City and Victoria.**

This charming, one bedroom apartment is to be found on the lower ground floor of a period property towards the south of Dunstans Road. The location is peaceful and yet the centre of East Dulwich is easily accessible. Opposite the apartment is the Dawsons Heights nature reserve and within a short walk of the property at one end of Dunstans Road are the beautiful open spaces of Dulwich Park and Dulwich village beyond. – at the other end you will find Peckham Rye. Also close by are the award winning Horniman museum (which has a weekly farmers market) and the useful shopping parade at the crossroads on Lordship Lane where you will find both Dulwich library and the Plough public house and restaurant. From the southern end of Lordship Lane, which is a few minutes on foot from the property, you can pick up buses heading in the direction of both Forest Hill and East Dulwich.

In East Dulwich you have access to the many restaurants, bars and independent shops to be found on Lordship Lane, one of south east London's best high streets. The weekly North Cross Road market is another easily accessible resource as is the East Dulwich Picturehouse cinema.

Both East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) and Forest Hill station (where you will find direct trains to Victoria and King's Cross stations and access to the London Overground with connections to the tube services to Canary Wharf) are within a ten to fifteen minute bus ride along Lordship Lane on bus routes that can, alternatively, take you directly to Victoria, Waterloo and The City.

You approach the property through the front garden where, to the left, there is a garden area demised to this apartment. You take a flight of stone stairs down to lower ground floor level where you will find the door to the apartment itself. Upon entering the apartment, you find yourself in the hallway, which has original stripped wooden boards to the floor extending on into the rest of the apartment. To your right there is a cupboard providing a significant amount of storage.

Next along the hallway on your right is a separate cloakroom, fitted with a low-level WC, and then the bathroom, which is fitted with a walk-in shower enclosure with rainfall showerhead and hand basin. The bathroom is nicely finished with stone tiling and there is a period style heated towel rail.

Opposite the bathroom is the bedroom. This is a generous and bright double room with a wide bay looking out on to the front garden area and Dunstans Road beyond. This pretty room also benefits from a period cast iron fireplace.

At the end of the hallway is the doorway into the reception room. This is a spacious room with a chimney breast fitted with feature wooden surround and a stone hearth.



The right hand side of the living space provides additional kitchen storage. From the living room fully glazed double doors lead out onto the private rear garden.

From the right hand side of the living room there is a doorway into the kitchen. The kitchen is nicely fitted with a range of panelled units with a wood block work surface into which is set a large butler's sink. The kitchen has both a casement window looking out onto, and a half glazed door leading out onto, the rear garden.

Externally, this charming apartment benefits, in addition to the front garden area, from a private rear garden area. This is zoned into two areas. To your right there is an area laid to gravel, which is perfect for storage and for a barbecue during the warmer months. To your left, there is a decked seating area.

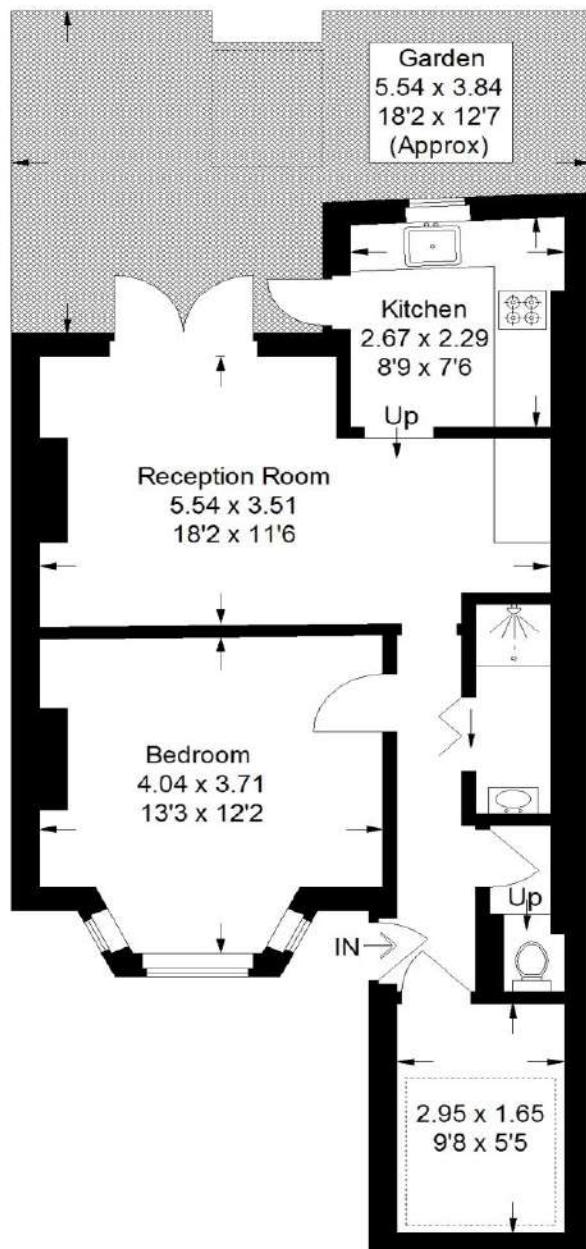
This is a charming apartment in a great location. It is ready to be moved into and early viewing is recommended.

# Dunstans Road, SE22

Approximate Gross Internal Area  
52.9 sq m / 569 sq ft

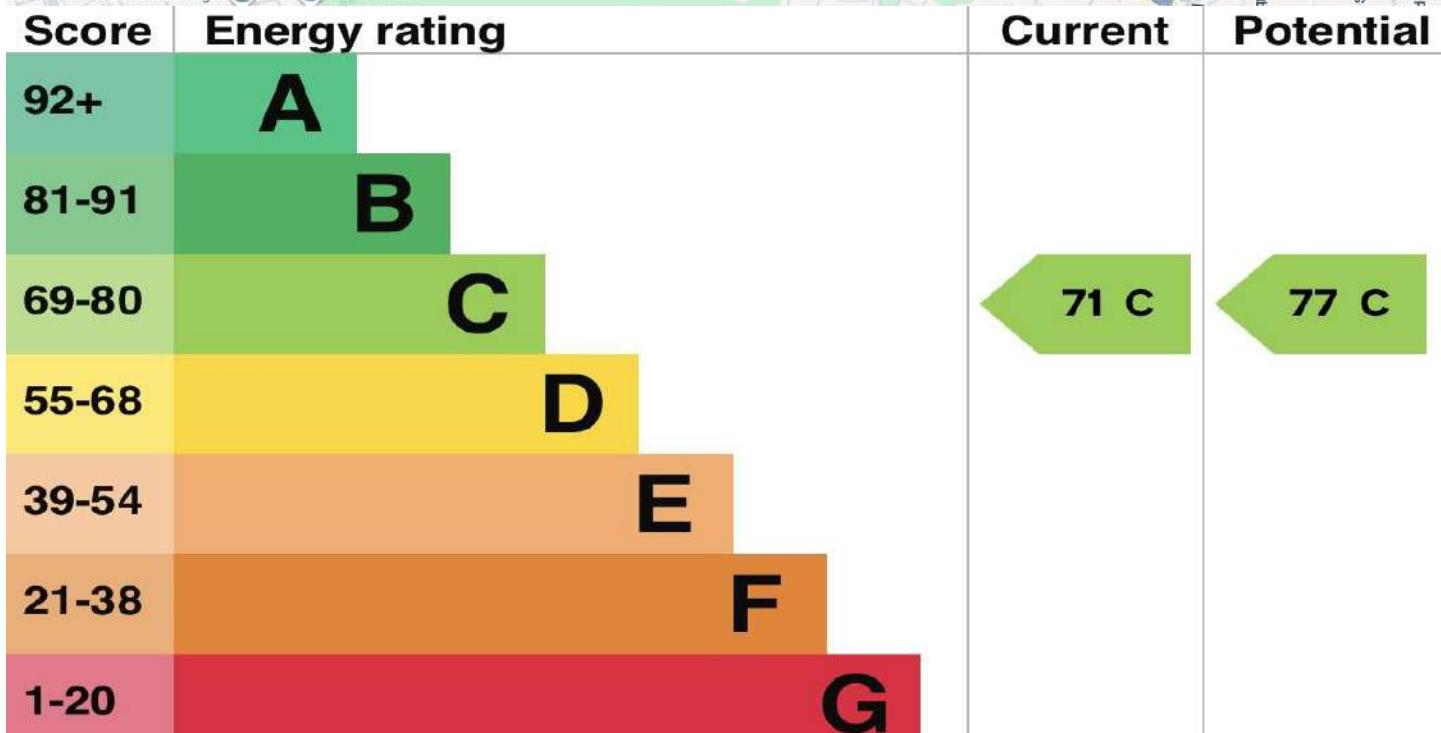
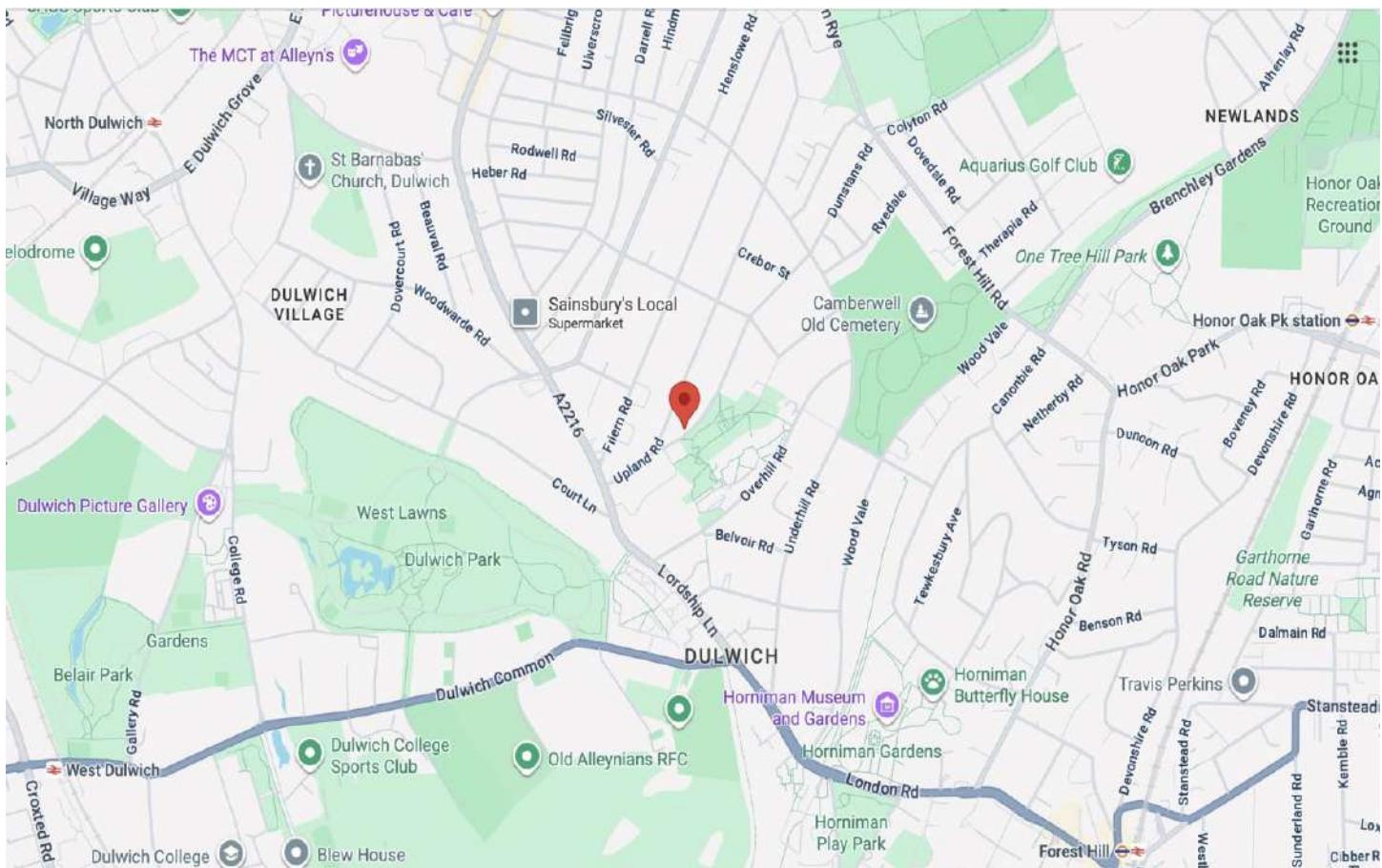


= Reduced headroom below 1.5 m / 5'0



## Basement

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.  
(ID1254117)



To arrange a viewing of this property please call us on 020 7737 8047 or visit [www.no-flies.co.uk](http://www.no-flies.co.uk) for further details.

Viewing strictly by appointment only with No-Flies.