

NO FLIES

Email: info@no-flies.co.uk

www.no-flies.co.uk

Contact us on 020 7737 8047

Dunstans Road, East Dulwich, SE22

£599,000

Share of Freehold

Charming two bedroom period ground floor garden flat in a quiet East Dulwich location.



Local Transport

East Dulwich

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

Peckham Rye

Short bus ride away.
Destinations: **London Bridge, London Victoria, Kings Cross, St Pancras, Clapham Junction and Canada Water (for connection to Canary Wharf)**

12, 63, 197 & 363

Distance: Approx. 500m
Destinations: **Peckham Rye, Elephant & Castle, & Kings Cross.**

Two good sized bedrooms

Off Street Parking

Direct garden access

This charming two bedroom apartment is to be found on Dunstans Road close to its junction with Goodrich Road. The location is quiet and peaceful, yet it is within walking distance of both the open spaces of Peckham Rye (which is at the bottom of Dunstans Road) and East Dulwich's Lordship Lane where you can choose amongst the many restaurants, bars and independent shops as well as take advantage of the weekly North Cross Road market. The apartment is also ideally located for schooling with the well regarded Goodrich state primary school literally a stone's throw away.

Both East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) and Peckham Rye station (where you will find additional direct trains to Victoria and King's Cross stations and access to the London Overground with connections to Clapham Junction and the tube services to Canary Wharf) are within a reasonable walk or a short bus ride. Frequent bus services are also close at hand which take you directly to Victoria, Waterloo, London Bridge and the West End.

You approach the property through the paved front garden and enter into the communal hallway with its pretty period tiled floor. The door to the apartment is to your left. On entering the apartment you find yourself in the hallway, which has stripped wooden flooring, that extends throughout most of the apartment, and two useful storage cupboards. The reception room is immediately to your left. This is a spacious and bright room with two large sash windows in a square bay looking out onto Dunstons Road. There is a pretty cast-iron period fireplace with tiled inserts and built-in shelving to one of the chimneybreast recesses.



Returning to the hallway, you find the master bedroom to your left. This is a comfortably sized double room with a sash window looking out onto the side return of the property.

Continuing along the hallway towards the rear of the property you pass the second bedroom on your left. This cosy double room, which the current owners use principally as a home office, has a sash window looking out onto the side return.



At the rear of the property you will find the bathroom and the kitchen diner. The bathroom is fitted with a white three-piece suite comprising bath with over bath shower, WC and handbasin with vanity unit. There is also a heated towel rail.

At the rear of the apartment is the kitchen diner with its stripped wooden floorboards. Immediately before the kitchen the owners have created a useful laundry cupboard into which they plumbed their washing machine. The kitchen is fitted with a range of modern high-gloss units with a solid wood worksurface. There is an integrated oven and hob and dishwasher with space for other freestanding appliances. The kitchen is sufficiently large enough to accommodate a four person dining table and chairs. Two panelled glazed doors lead from the kitchen diner out onto the garden.



Externally the property benefits from a pretty rear garden as well as an off-street parking space to the front of the property which the current owners find extremely useful, particularly when they have guests staying. The rear garden has a paved patio immediately outside the kitchen doors. From this a path and lawned area leads to a raised decking area at the end of the garden, which is the perfect spot for outside dining or entertaining during the warmer months.




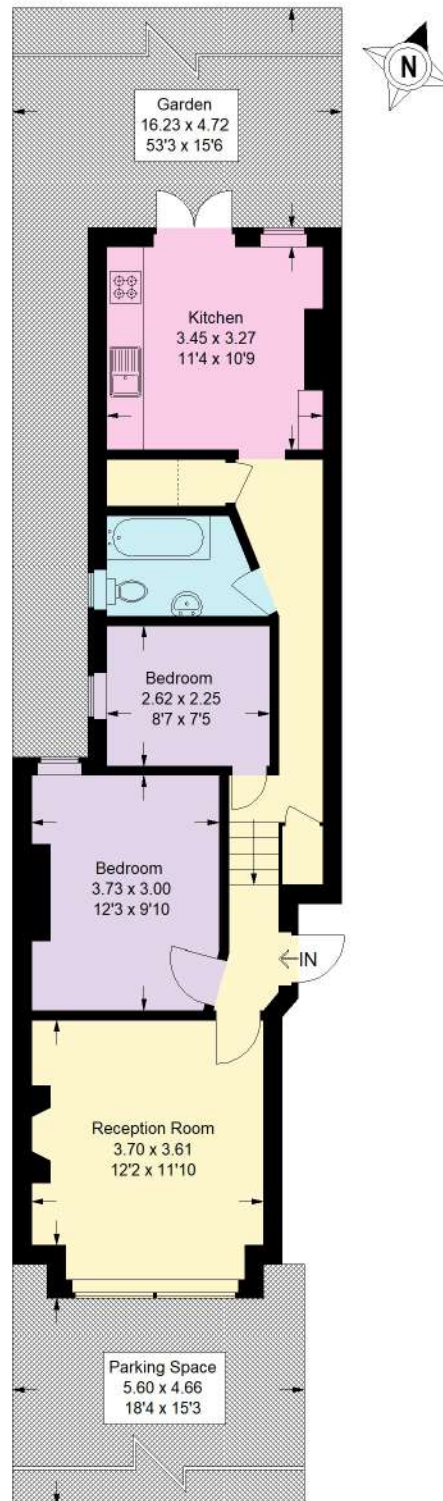
This is a lovely apartment in a good location and your early viewing is recommended.



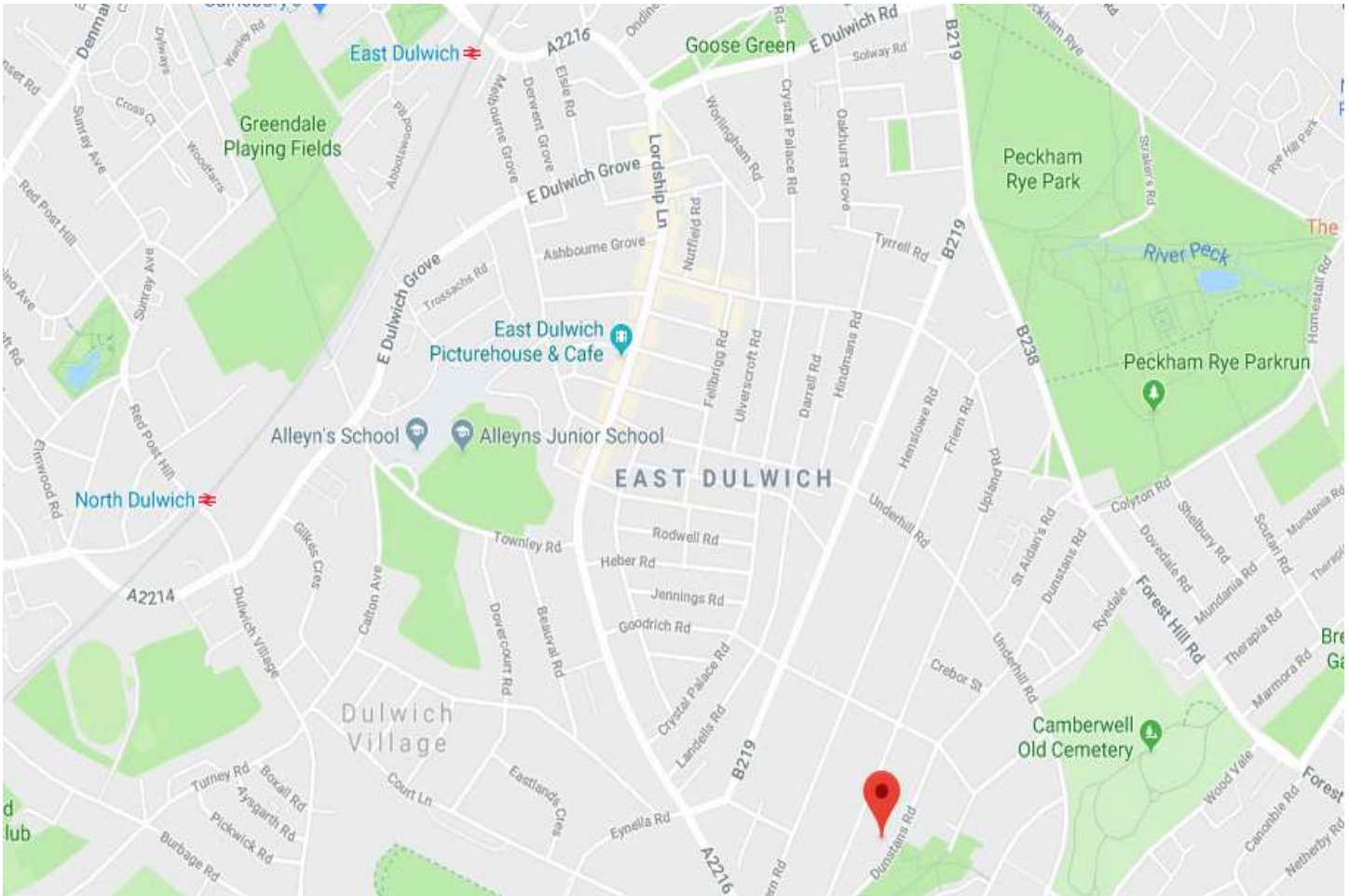
Dunstans Road, SE22

Approximate Gross Internal Area
61.0 sq m / 657 sq ft

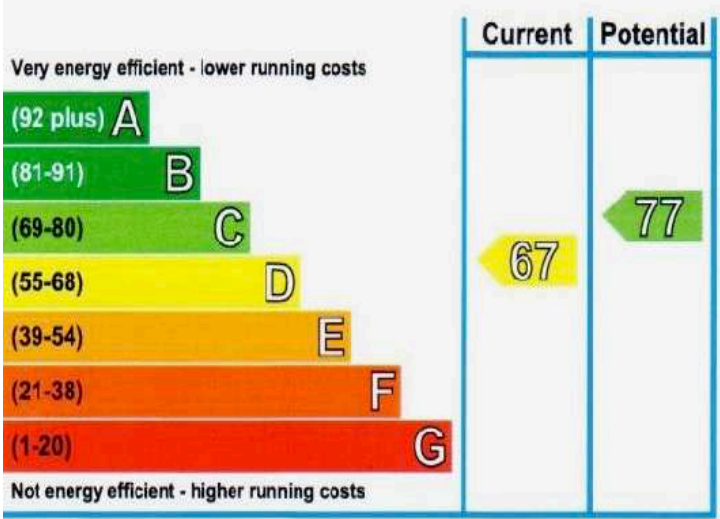
 = Reduced Headroom Below 1.5 M / 5'0



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. (ID:957755)



Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**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.