

NO FLIES

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Landcroft Road, London, SE22

£375,000

Leasehold

A spacious, 528 sq.ft, top floor, one bedroom apartment with great views chain free.



Local Transport

East Dulwich

Approx. 0.7 miles away
Destinations: London
Bridge & Peckham Rye
(Change to Canada
Water (for connection to
Canary Wharf).

North Dulwich

Approx. 0.7 miles away
Destinations: London
Bridge & Peckham Rye
(Change to Canada
Water (for connection to
Canary Wharf).

12,40,176,185 & 197

Approx. 150 metres away
Destinations: Waterloo,
Vauxhall, Oxford Circus,
The City, Victoria and
Tottenham Ct Rd.

Share of freehold

Great Location

Chain Free

Good Views

This bright, spacious one bedroom apartment is to be found towards the southern end of Landcroft Road, a road of period properties running parallel to Lordship Lane. So, within a short stroll you will find yourself in the heart of this sought after stretch of south east London high street with its wide range of bars and independent shopping as well as the Picturehouse cinema and weekly North Cross Road market. The open spaces of both Peckham Rye and Dulwich Park are also within an easy walk. The apartment, which has until recently been tenanted, is bright and fresh and arranged over the upper floor of a period building. It comes with a share of the freehold and is being sold chain free.

Both East Dulwich and North Dulwich railway stations (which provide direct services into London Bridge (c.13 mins)) are within ten to fifteen minutes walk of the property. Frequent bus services are available within a few minutes walk, 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 small front garden and enter into the ground floor communal hallway from which you take the stairs to the first floor where you will find the door to the apartment. Upon entering the apartment, you take a flight of stairs up to the first half landing. Here, as well, as some built-in storage, you will find the doors to the bathroom and kitchen. The bathroom, which is to your left, is nicely fitted with a white three-piece suite, comprising low-level WC, hand basin and bath with over bath shower. There is a casement window looking out from the bathroom on the side of the property.

Adjacent to the bathroom is the kitchen. This is simply fitted with a range of wooden units with a granite effect work surface. There is an integrated oven and hob and space for other freestanding appliances. This is a lovely bright room with large casement windows looking out to the rear of the property.

Returning to the half landing you take a further flight of six stairs up to the main second floor landing, where you will find access to the loft space and the bedroom and reception room. This second floor landing would be large enough to accommodate a small desk to create a home office area. The bedroom, which is to your right, is a comfortable double room with ample space for storage. It has a casement window looking out to the rear of the property.

At the front of the property at second floor level, you will find the reception room. This is a spacious and bright room with two casement windows looking out onto Landcroft Road with far-reaching views of Canary Wharf and the O2 Arena. It is easily large enough to accommodate dining and seating areas.

This lovely flat is double-glazed throughout and is being sold chain free with a share of freehold. Your early viewing is recommended.



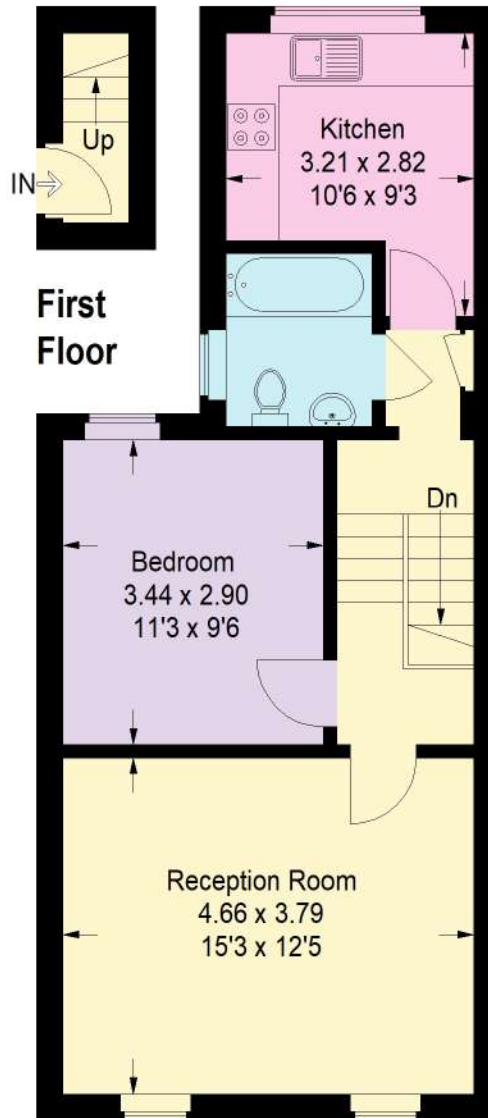
Landcroft Road SE22

Approximate Gross Internal Area

First Floor = 1.8 sq m / 19 sq ft

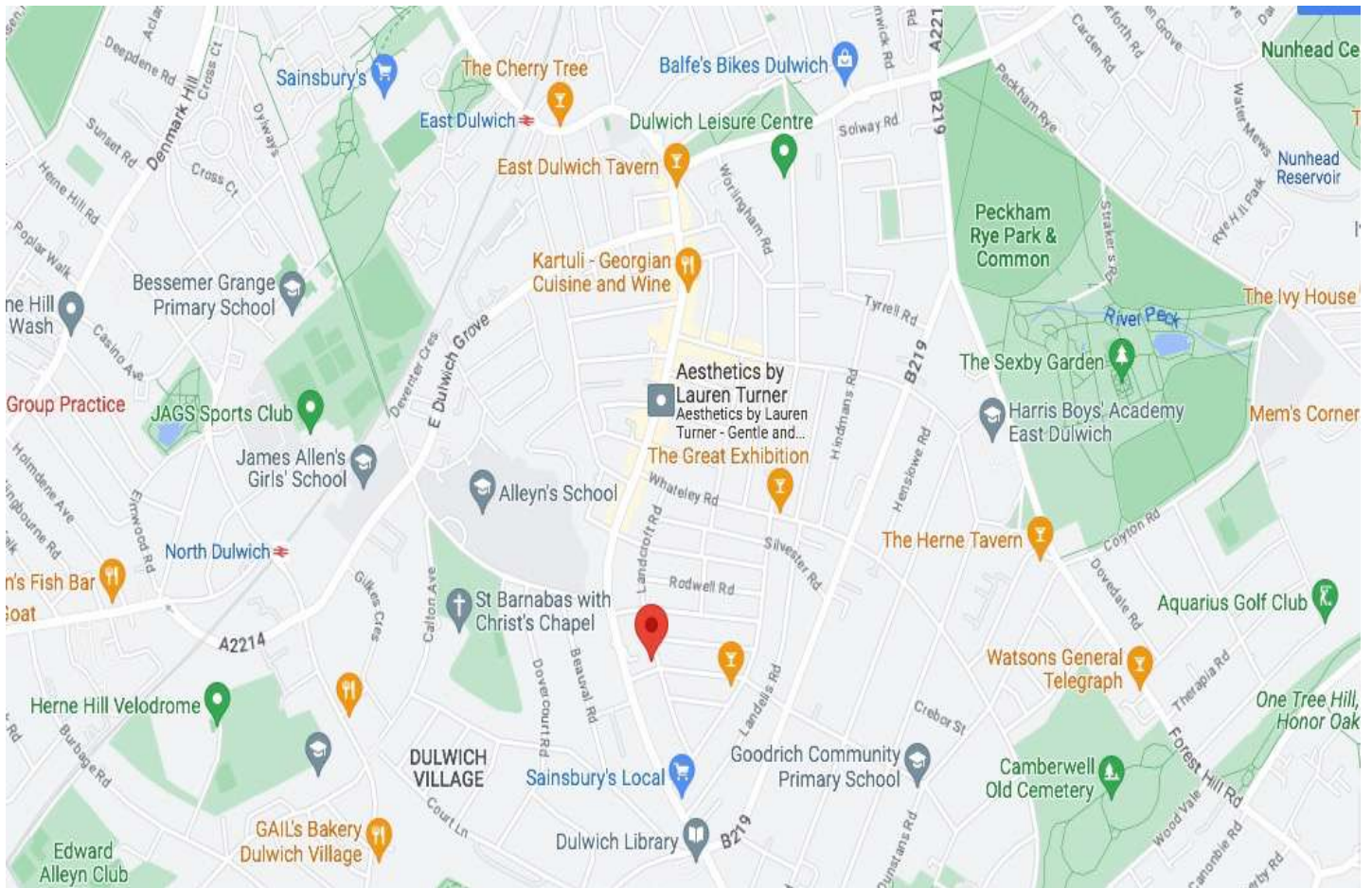
Second Floor = 47.3 sq m / 509 sq ft

Total = 49.1 sq m / 528 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. (ID982270)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 55 D | 67 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.