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East Dulwich Road, East Dulwich, SE22

£415,000

Leasehold

A beautifully presented duplex one bed Victorian conversion flat with private roof terrace.



Local Transport

Peckham Rye

Approx: 0.8 miles away

Destinations: **London**

Bridge, London Victoria,

Clapham Junction,

Blackfriars, Kings Cross

and Canada Water

East Dulwich

Approx. 500 metres away

Destinations: **London**

Bridge.

37,40,163, 176 & 185

Between 20-50 metres

Destinations: **Victoria,**

Waterloo, Charing Cross

Road, Tottenham Court

Road & London Bridge.

Duplex Apartment

Open plan living

Roof terrace

This spacious duplex one bedroom conversion flat is to be found on the top floors of a Victorian building right in the centre of vibrant East Dulwich on East Dulwich Road. It is less than a hundred metres from the amenities of Lordship Lane. The property, which has been extensively renovated by the current owners (including the installation of underfloor heating throughout, thermal wall insulation and acoustic floor insulation), offers spacious accommodation and has a private south facing roof terrace.

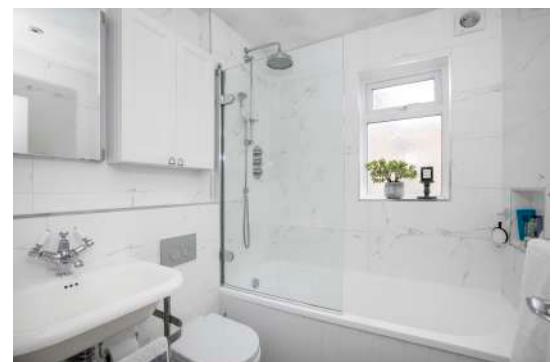
East Dulwich Road runs between Goose Green roundabout, at the northern end of Lordship Lane, and Peckham Rye. So within a 5 minute stroll you can be enjoying your pick of the many bars, restaurants and independent shops of Lordship Lane. The Bellenden Road area of Peckham is also close to hand as are the open spaces of both Goose Green and Peckham Rye.

East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) is a five minute walk from the property and both Denmark Hill and Peckham Rye railway stations are within a ten to fifteen minute walk. At both these stations 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. Frequent bus services are also available on Lordship Lane providing direct routes to destinations including Victoria, Waterloo, London Bridge and Brixton.

You approach the property through the front garden and enter, via entryphone, into the communal hallway from which you take the stairs to the first half landing where the door to the apartment is in front of you.

Upon entering the apartment you find yourself in the bright and spacious open plan reception and kitchen with its oak aged parquet herringbone flooring. The kitchen area is slickly fitted with modern paneled units with quartz carrara marble worksurface and splash backs and a Franke ceramic sink with SDS brass hardware. There is a range of Neff and Siemens appliances including induction hob, oven, slimline dishwasher and fridge. The reception area benefits from a large storage cupboard, painted in Farrow and Ball, and some built-in shelving to one of the chimneybreast recesses. The current owners use this area as a useful home office. From the reception room double fully glazed doors, with custom built wooden shutters, lead out onto the lovely south facing roof terrace, which provides excellent private outside space and the perfect spot for outside dining or entertaining during the warmer months.

Returning to the reception room a custom-built spiral staircase, with cast iron railings and oak steps, leads to the upper floor. Here, on the landing, with its engineered wood flooring, which extends into the bedroom, you will find a range of built-in storage (which also houses the dual-element mains pressure boiler) and an area that has been plumbed for a washing machine/dryer. From this landing there is also a door out onto the second floor landing, which means that large items of furniture can be brought directly into the upper floor without the need to be brought up the spiral staircase.



Off the upper floor landing is the bathroom and the bedroom. The bathroom is a bright room with etched, hand painted marble floor tiles and Porcelanosa porcelain wall tiles. The bathroom is fitted with a white three-piece suite, comprising bath (with over bath shower with rainfall showerhead and 3 way mixer), WC and hand basin. The hand basin, cabinets and hardware are by Burlington.

At the rear of the building at this level is the bedroom. This is a spacious double room with a full wall of built in storage. From the bedroom a casement window looks southwards down onto surrounding gardens at the rear of the property.

This is a lovely apartment that has been lovingly renovated by the current owners to a very high standard and is double glazed throughout. Being at the rear of the building and well insulated, it is peaceful and quiet. In addition to this it is in an enviable location and your early viewing is recommended.

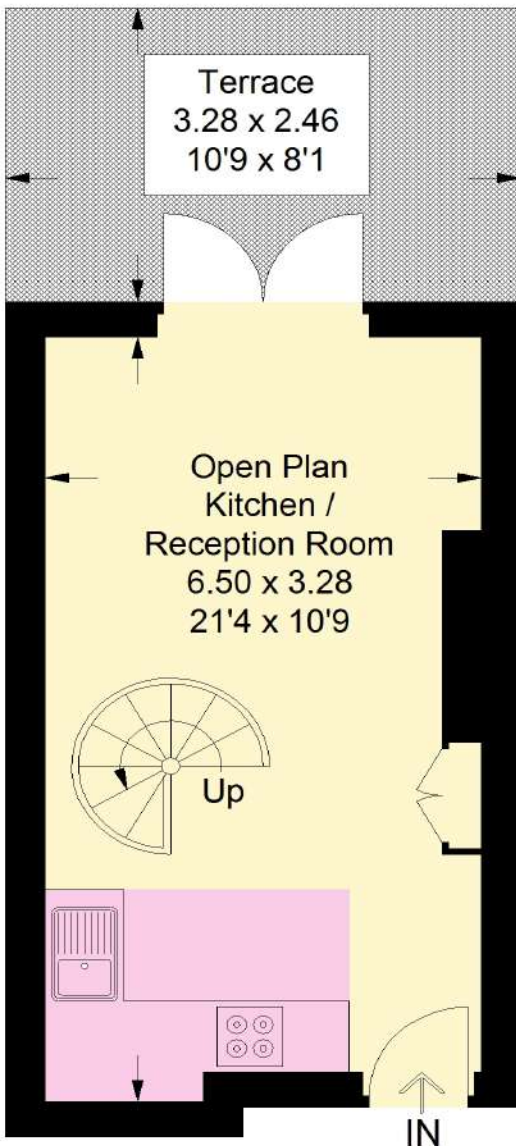
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Approximate Gross Internal Area

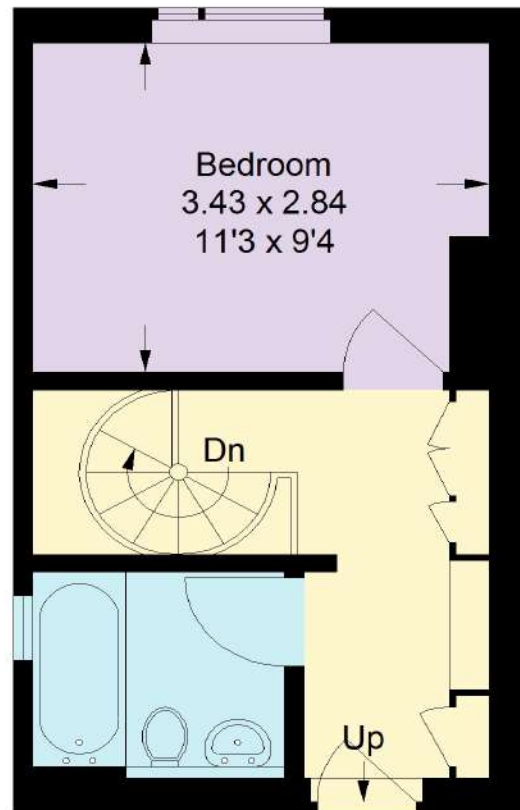
First Floor = 21.4 sq m / 230 sq ft

Second Floor = 21.7 sq m / 234 sq ft

Total = 43.1 sq m / 464 sq ft

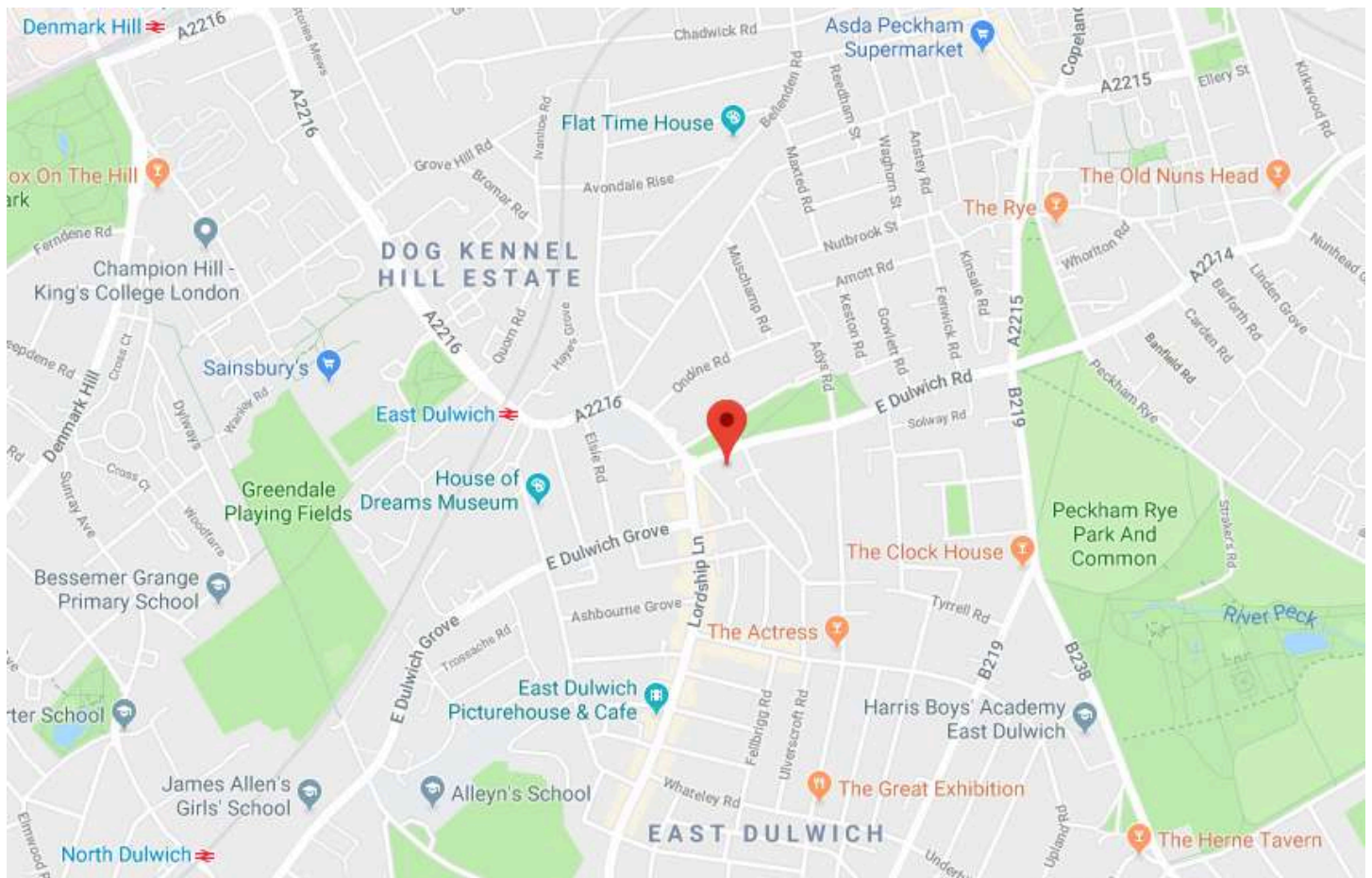


First Floor



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. (ID656168)



EPC TO FOLLOW

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.