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Contact us on 020 7737 8047

Hillcourt Road, East Dulwich, SE22

£325,000

Leasehold

Chain free - Spacious one double bedroom ground floor flat with off street parking space.



Local Transport

Honor Oak Park

Approx. 0.9 miles away
Destinations: London Bridge, London Victoria, Shoreditch and Canada Water (for connection to Canary Wharf).

East Dulwich & Peckham Rye

Short bus ride away.
Destinations: London Bridge and London Victoria & Overground.

12, 63, 197 & 363

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

One double bedroom

Open Plan Living

Off Street Parking

This nicely spacious one bedroom apartment is to be found on Hillcourt Road at 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 Dunstons Road) and East Dulwich's Lordship Lane, with its independent Picturehouse cinema, 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 will be sold with vacant possession and chain free and has a long lease.

The apartment is one of three in the building and it provides an ideal entry point onto the local property ladder or would, alternatively, make an excellent pied-a- terre for those living outside of London and seeking a bolt hole in south east London.

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 and the West End.



You approach the property through the small front garden and enter into the communal hallway where you will find the door to the apartment at the far end on the right. Upon entering the flat you find yourself in a small hallway from which doors into all of the rooms lead. The hallway also has a useful storage cupboard. There are solid wooden boards to the floor of the hallway that continue to your left into the open plan living area.



Immediately to your right from the hallway is the bedroom, this is a bright double room with a large casement window, fitted with full height of plantation shutters, looking out onto Hillcourt Road. Generously sized, there is plenty of space in this room for other items of bedroom furniture.



Back in the hallway you pass the door into the bathroom on your right. The bathroom is fitted with a white three-piece suite comprising bath with over bath shower, low-level WC and hand basin. There is also a heated towel rail.



At the rear of the property you will find the open plan kitchen and living space. This is a spacious room with the kitchen area to the rear. The living area has a wide chimneybreast into which is fitted a feature hearth storage area. The kitchen is fitted with a range of white high-gloss units with deep stone work surface. There is an integrated oven and hob and washing machine. The kitchen area provides ample space for a small dining table and chairs too. The whole open plan living space is bright having casement windows to two aspects.



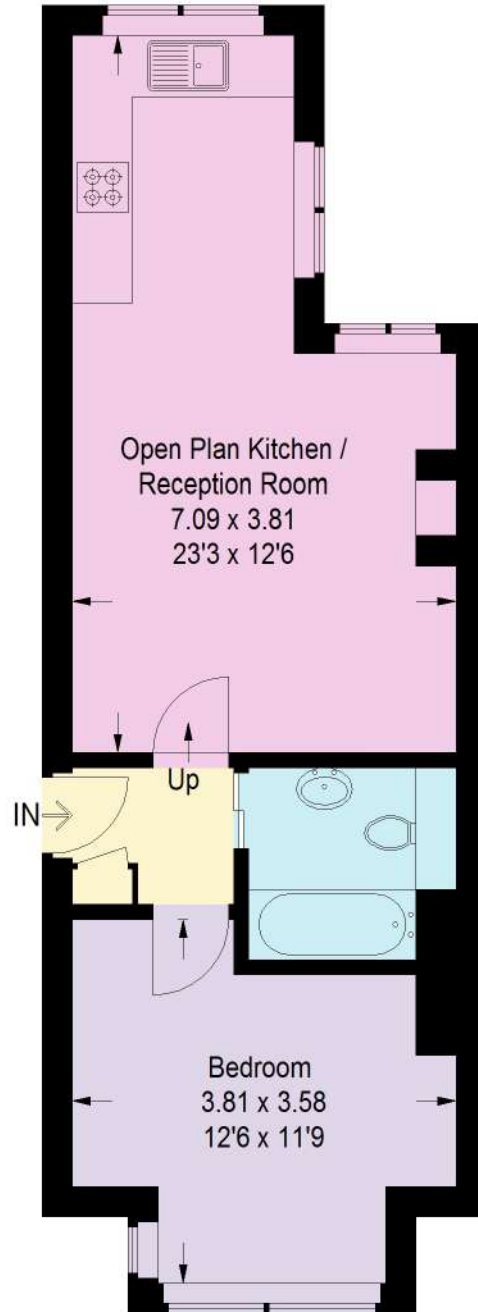
Externally the apartment benefits from an allocated parking space in the paved area to the rear of the building.

The apartment, which is double-glazed throughout, is well priced and being sold chain free. Your early viewing is recommended.

Hillcourt Road, SE22

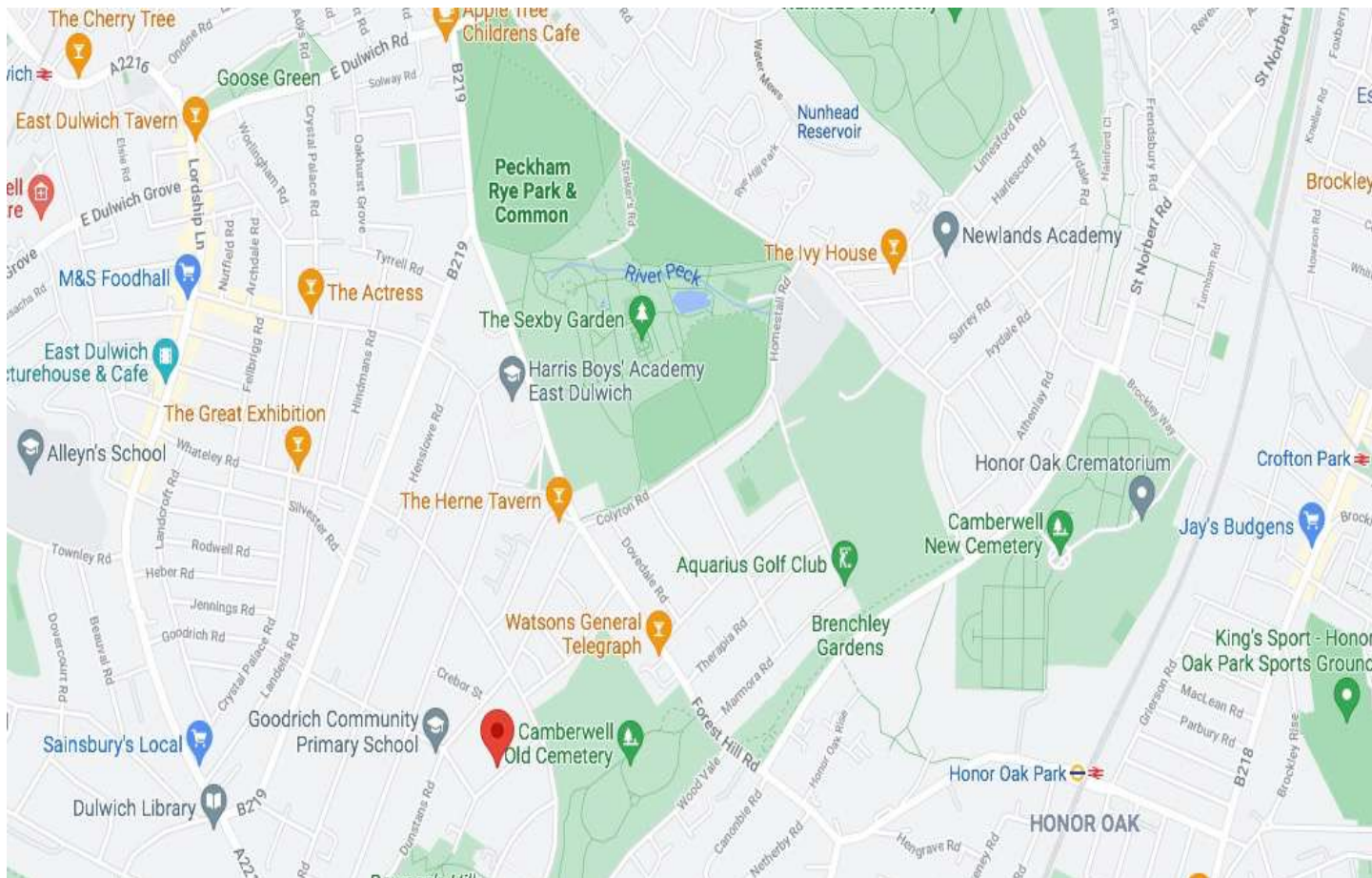


Approximate Gross Internal Area
40.6 sq m / 437 sq ft



Ground 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. (ID1124485)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	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.