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East Dulwich Road, East Dulwich, SE22

£500,000

Share of freehold

A top floor, two bedroom East Dulwich Victorian conversion flat with communal garden .



Two Bedrooms

Beautifully presented

Communal Garden

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.**

This cute two bedroom conversion flat is to be found on the top floor of a handsome 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 comes with a share of the freehold, offers adaptable accommodation and has access to a pretty and secluded communal garden.

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, The City and Brixton.

You enter the building on Worlingham Road, into the communal hallway with its splendid stained glass entrance doors. From the communal hallway you take the staircase to the third floor. On the third floor landing the door to the apartment is on your left.

On entering the apartment you find yourself in the hallway with its stripped wooden floorboards that extend throughout the entire apartment. To your left from the hallway is the main bedroom.

The main bedroom is a bright and spacious double room with a large casement window looking out towards the rear of the building and providing wide ranging and far-reaching views over towards Crystal Palace.

Adjacent to the bedroom is the bathroom. This is fitted with a white three-piece suite, comprising bath with over bath rainfall shower, low-level WC and hand basin. There is tiling to both the floor and the walls and the bathroom also benefits from a heated towel rail.

Across the hallway from the bathroom is the second bedroom. This is an L-shaped room, which the current owners use both as an occasional guest double bedroom and a space for working from home. This makes this room highly adaptable and a real boon in current times when so many people are continuing to work from home. From this bedroom there is access to the loft storage space.

At the front of the apartment you will find the reception room and kitchen. The reception room is a bright room with casement windows looking out at tree top level onto Goose Green.



This charming room, which is spacious enough to accommodate both a seating area and a small table and chairs, has a period cast-iron fireplace with built-in shelving to one of the chimneybreast recesses.

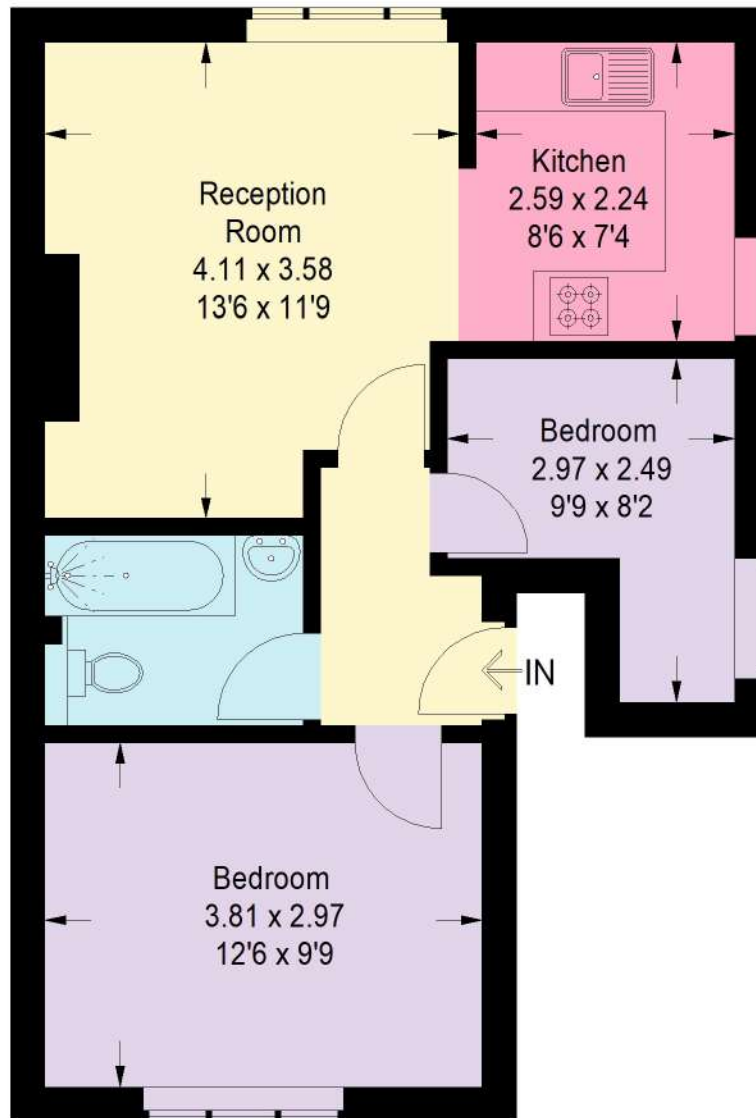
The reception room leads onto the kitchen. This is a nicely designed space, which maximises storage and food preparation areas. The kitchen is fitted with a range of white paneled units with a solid wood worksurface. There is an integrated oven and hob and space for a freestanding fridge and washing machine. From the kitchen a casement window looks down onto Worlingham Road and the green open spaces of Goose Green beyond.

Externally the apartment benefits from a pretty and secluded communal garden, which is screened off from both East Dulwich and Worlingham Roads. The garden is at the front of the property and therefore benefits from both afternoon and evening sunshine. This, together with communal furniture and a barbecue, make this the perfect spot for outside dining or socialising during the warmer months.

This is a lovely flat in a great location. Your early viewing is recommended.

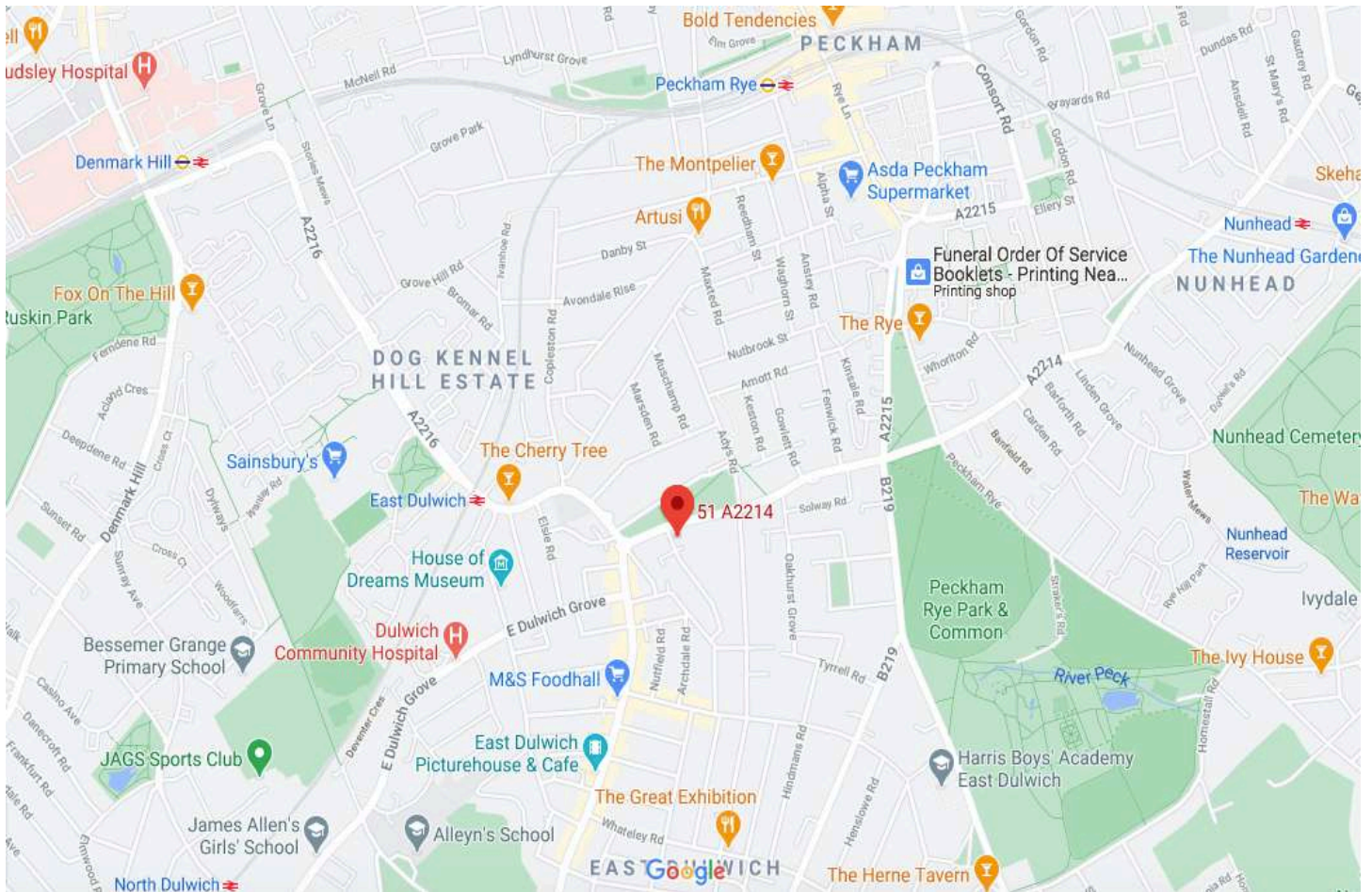
East Dulwich Road, SE22

Approximate Gross Internal Area
45.9 sq m / 494 sq ft



Third 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. (ID1221113)



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.