

**EAST DULWICH ROAD, EAST DULWICH, SE22**  
**LEASEHOLD**  
**£510,000**



## SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length :

Service Charge :

Ground Rent :

## FEATURES

Allocated Off Street Parking

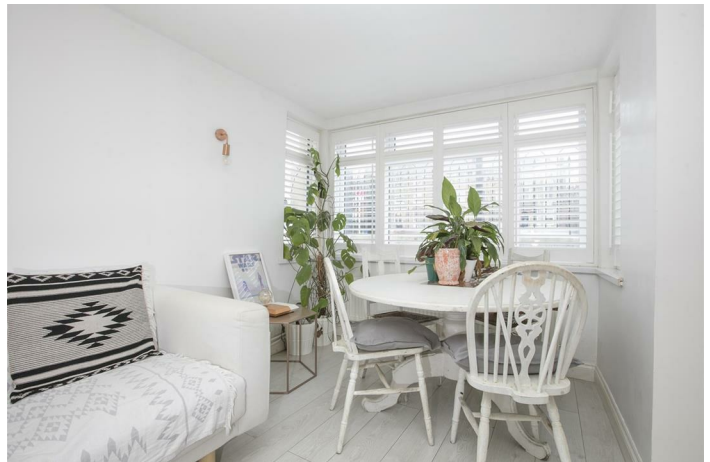
Private Patio Garden

Private Entrance

Stylish Decor

Virtual Tour Available

Leasehold



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Spacious Three Bed Period Conversion With OSP and Private Patio Garden.

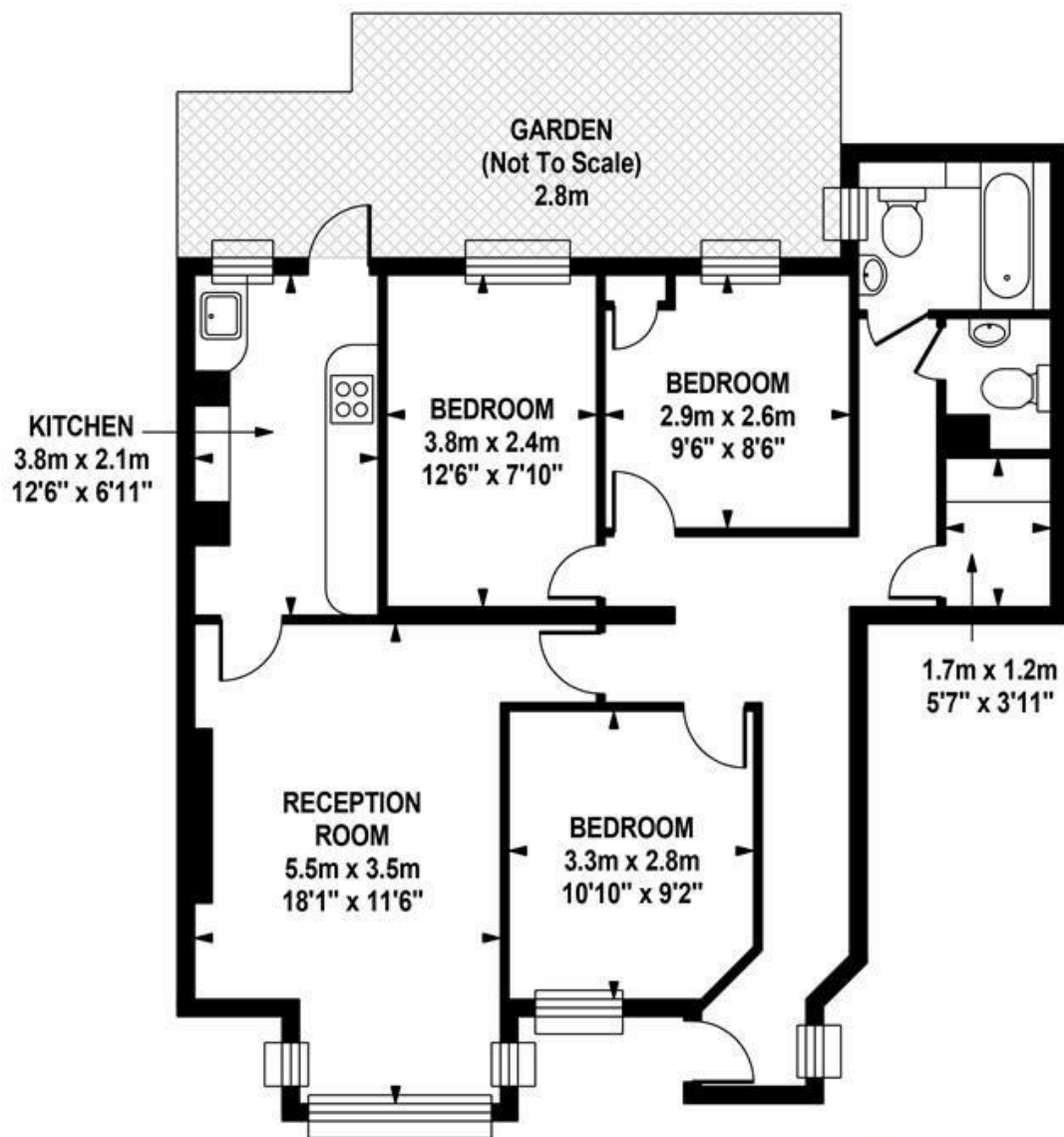
Enjoying a supremely convenient location with a much coveted SE22 postcode, this spacious and well arranged three bedder has much to boast about. The property benefits from a private entrance and large private patio garden, with further access to a communal garden. The accommodation comprises living room, kitchen, three bedrooms, bathroom and additional wc. In spite of its central location, you'll find a decidedly peaceful living environment thanks to double glazed windows. Two of your three bedrooms face rear for added tranquility. The current owners have created a stylish finish with pleasant neutral decor and some slick contemporary fixtures. From here you can stroll to a seemingly endless list of social attractions. Peckham and East Dulwich are jam packed with bars, boutiques, restaurants and night life. Peckham Rye Park is but two minutes on foot and you're within a 10 minute ramble of Peckham Rye Station for swift services to London Bridge, Blackfriars, Elephant & Castle, Clapham and Canada Water for the Jubilee Line.

Your allocated off street parking is in front of the building. Planning permission has already been granted for heightened front walls and metal railings for a smarter, more secluded driveway. Steps lead down to your private entrance and into the hallway. Your beautifully presented reception space dips front into a square bay window. Wall lights allow you set the mood right and there are plantation shutters to afford privacy. You'll comfortably dine, lounge and entertain. A well stocked kitchen adjoins to the rear with counter and cabinet space running on opposing sides. There's a four ring electric hob, oven and space for the dishwasher and fridge/freezer. An opaque glass door leads outward to the private patio garden. It's a proper little sun trap in the summer. Back inside, you'll find the first of your dishy bedrooms next to the living room. It's carpeted and decorated neutrally. Your second and master bedrooms each face rear over the patio garden with a peaceful and pleasant aspect. A large utility cupboard with shelving and plumbing for the washing machine precedes a modern wc. Past this lies your swanky bathroom which enjoys modern tiling, a contemporary white suite and bath with drencher shower fitting.

The area is simply awash with social endeavours. The much loved East Dulwich Tavern offers friendly beers and summer fun. Tart offers some world class coffee and delicious Tarts and treats. The Palmerston and Franklins are great for some classy nosh and Franco Manca does the best pizza in town. William Rose butcher is widely loved and we often visit the Moxon's fish mongers. A great selection of curry houses and some fab little cafes to meet your mates. There's a new M&S both near East Dulwich station and on Lordship Lane and the East Dulwich Picture House is a fine spot for some flicks. Services from East Dulwich Station will whisk you to Crystal Palace, Beckenham, Peckham and London Bridge. Peckham supplies a flood more social attractions and culinary delights. We love Ganapati and the Begging Bowl in wonderful Bellenden Village. Goose Green is a stone's throw for some outside R&R and you have the very lovely Peckham Rye and Park just around the corner.

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## LOWER GROUND FLOOR

Approximate Gross Internal Area :-  
77.69 sq m / 836 sq ft

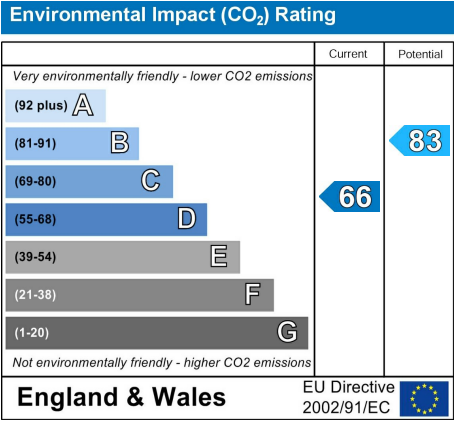
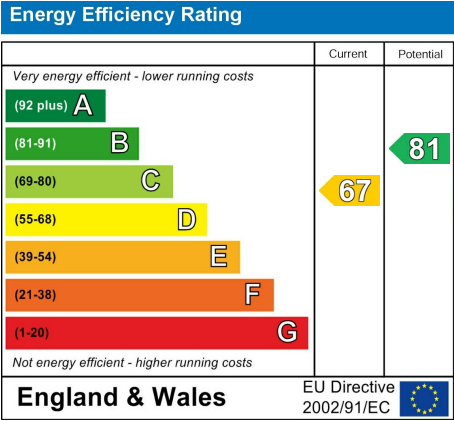


## TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 77.69 sq m / 836 sq ft  
Measurements for guidance only / not to scale

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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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