



LORDSHIP LANE, EAST DULWICH, LONDON, SE22  
OIEO £600,000 LEASEHOLD

## A STUNNING AND NEWLY REFURBISHED THREE-BEDROOM FLAT SITUATED IN A POPULAR LOCATION ON LORDSHIP LANE.

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Tenure Leasehold approx. 117 yrs remaining | Council Tax Band C – London Borough of Southwark | Service Charge 50/50 split | Ground Rent £200 pa

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## DESCRIPTION:

This newly refurbished three double bedroom duplex maisonette is offered to the market chain free. It comprises its own traditional front door opening onto a beautifully refurbished hallway with mat well and tiled flooring giving access to the restored Victorian stairwell which has original timber flooring throughout. To the first floor there is a spacious open-plan kitchen (inc worksurface task lighting, integrated oven, hob, extractor, fridge freezer, dishwasher and washing machine) reception room with feature fireplace and large windows to the front, a large carpeted double bedroom with large window to the rear, and a brand new bathroom with a large window to the rear. To the second floor there is a very large master bedroom with 2 top hung Velux rooflights in addition to its dormer window to the front, a further good size double bedroom with a dormer window to the rear, both with original flooring throughout and further brand new shower room complete with window to the rear and a large skylight. There is planning permission in place for the provision of a new balcony 1.2m deep and running the full width of the property (6.1m) to be accessed by 2 sets of French windows off the kitchen reception. This light and airy property benefits from high ceilings and having been completely refurbished. This included; all new kitchen, bathrooms, electrical rewire, new heating system (all new radiators, pipework and a new boiler (large - which can power both showers at once), new smoke and heat detection, upgraded insulation, etc. This fantastic home is located in the heart of SE22 is within walking distance to all local amenities including a variety of boutique shops and independent bars, including the weekly market on North Cross Road just a five-minute walk away. Transport is found via East Dulwich to London Bridge, Denmark Hill on the Overground and Forest Hill for the East London line. This a superb flat in a great location, in person viewing is highly advised.

## AT A GLANCE

- Three Great Size Double Bedrooms
- Split Level Apartment
- Open Plan Kitchen/Reception
- Two Bathrooms
- Planning Permission For Balcony To Front
- Fully Rewired & Double Glazed Throughout
- All New Heating System & Upgraded Insulation Throughout
- Leasehold
- Chain free





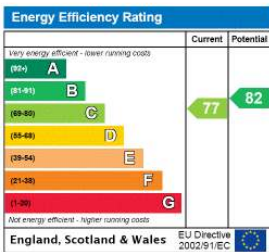
## Lordship Lane



**Approx. Gross Internal Floor Area 1069 sq. ft / 99.46 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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