



CAMPBELL COURT, LORDSHIP LANE, EAST DULWICH, LONDON, SE22  
OIEO £360,000 LEASEHOLD

## EXCELLENT SECOND-FLOOR APARTMENT IN A SUPERB LOCATION OVERLOOKING DULWICH PARK.

### DESCRIPTION:

This excellent second-floor apartment is in a superb location overlooking Dulwich Park. It is well-designed, presented, and maintained, comprising two good-sized double bedrooms, a modern kitchen, a bathroom with a separate WC, and a large reception room with a balcony and ample storage cupboards. The reception room, balcony, and bedrooms overlook the communal gardens, woods, playing fields, and parkland. The apartment is conveniently situated with easy access into Central London from East Dulwich or Forest Hill rail stations, both within a short distance, and a wide range of bus routes on Lordship Lane. Assigned parking, ground-floor storage, and a garden area add to the convenience and appeal of this property. This is a generous, comfortable, and well-situated apartment."

Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

Tenure Leasehold approx. 89 yrs remaining | Council Tax Band B – London Borough of Southwark | Service Charge approx. £1479 pa | Ground Rent £10 included

### AT A GLANCE

- Two Double Bedrooms
- Second Floor Apartment
- Large Reception Room
- Private Balcony
- Superb Location
- Leasehold

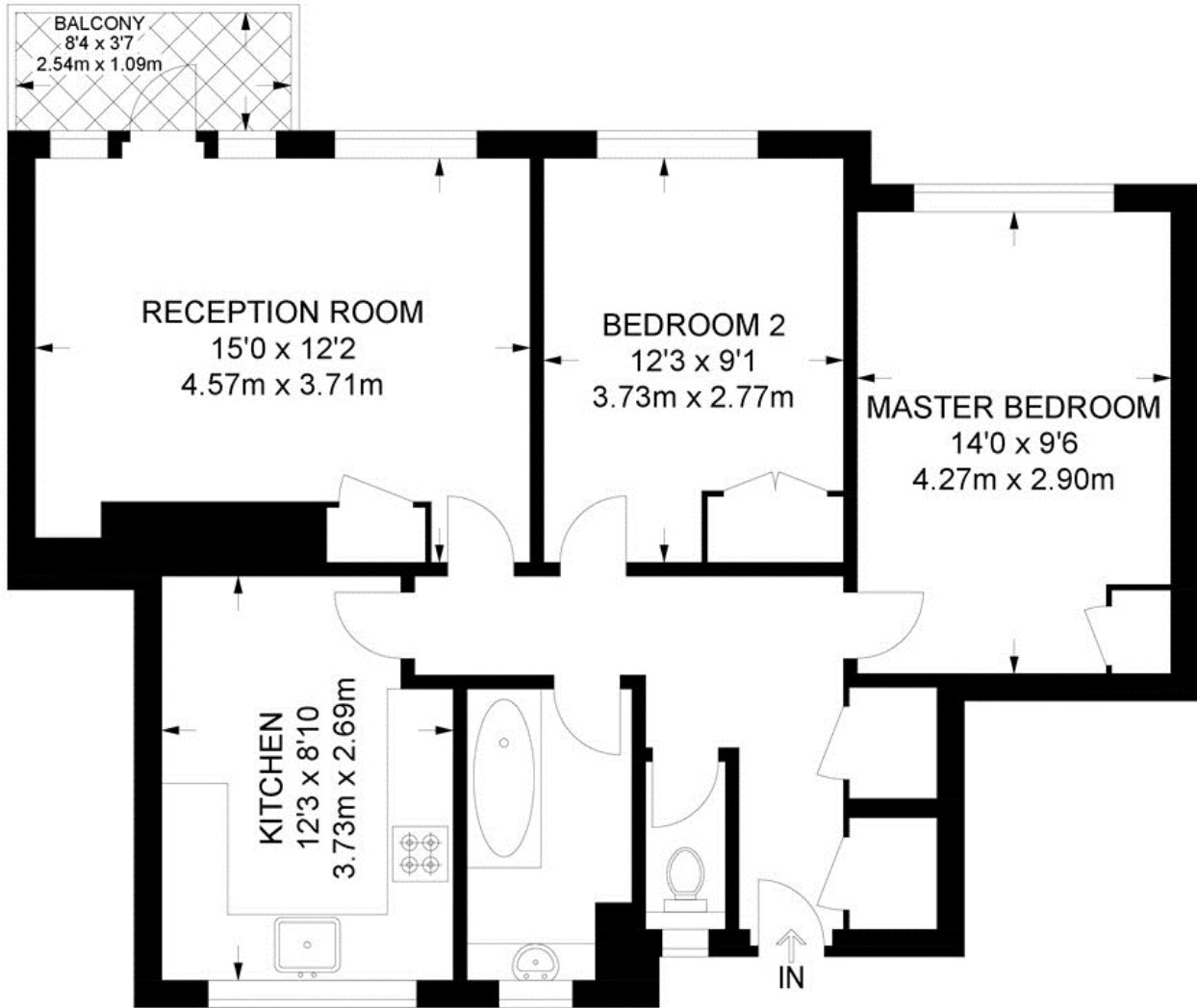
**Winkworth**







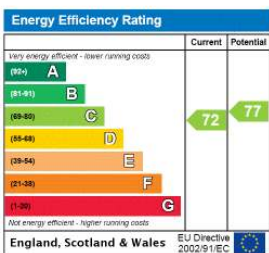




**SECOND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA  
714 SQ FT / 66.3 SQ M**

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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See things differently

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