



LORDSHIP LANE, EAST DULWICH, LONDON, SE22  
£450,000 LEASEHOLD

A WONDERFUL, ONE-BEDROOM SPLIT LEVEL  
FLAT, SITUATED IN A FANTASTIC LOCATION  
IN SE22.

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

Tenure Leasehold approx. 119 yrs remaining | Council Tax Band C – London Borough of Southwark | Service Charge TBC | Ground Rent TBC

[winkworth.co.uk](http://winkworth.co.uk)

**Winkworth**

See things differently



## DESCRIPTION:

This stunning one-bedroom garden flat is offered to the market in fantastic condition. The ground floor comprising a spacious kitchen-reception with doors leading out to a large, sunny garden to rear. The lower ground floor has been refurbished to provide a stunning principal en-suite bedroom with built in storage, bespoke joinery and lots of storage. The property further boasts a separate W/C and potential to be extended into the side return STPP.

The location offers fantastic access to both Lordship Lane and Dulwich Village for their impressive array of shops, bars and restaurants. Transport links are fantastic, multiple bus connections on the doorstep provide easy access in to the city. Alternatively, a short walk to either Forest Hill station for the East London line or East Dulwich station for direct links to London Bridge.

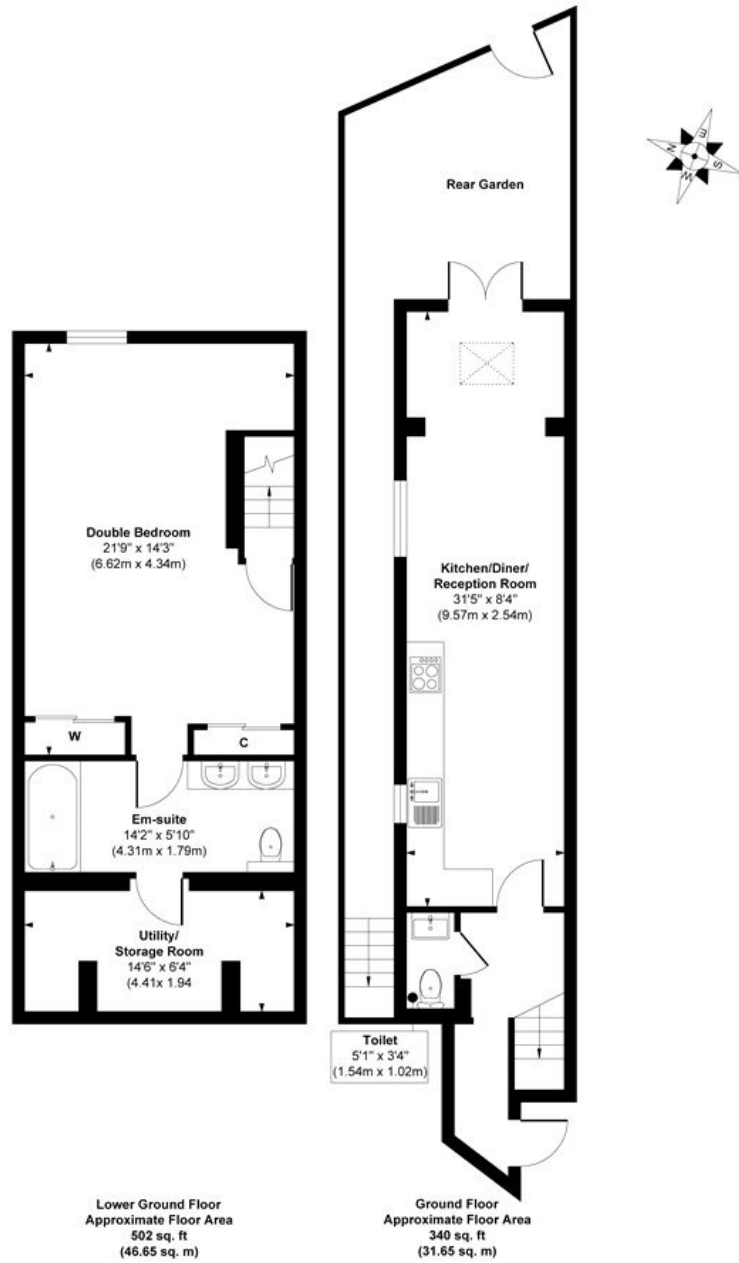
## AT A GLANCE

- One Large Double Bedroom
- Open Plan Kitchen/Reception Room
- Principal En-Suite Bedroom With Built In Storage
- Garden To Rear
- Potential To Extend (STPP)
- Fantastic Location





# Lordship Lane



**Approx. Gross Internal Floor Area 842 sq. ft / 78.30 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.