



PLAYFIELD CRESCENT, EAST DULWICH, SE22
OIEO £600,000 SHARE OF FREEHOLD

**A FANTASTIC THREE-BEDROOM GARDEN
FLAT SITUATED IN A HIGHLY SOUGHT AFTER
QUIET ROAD IN SE22.**

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

Council Tax Band C London Borough of Southwark | Tenure: Share Of Freehold 130 years approx..

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DESCRIPTION:

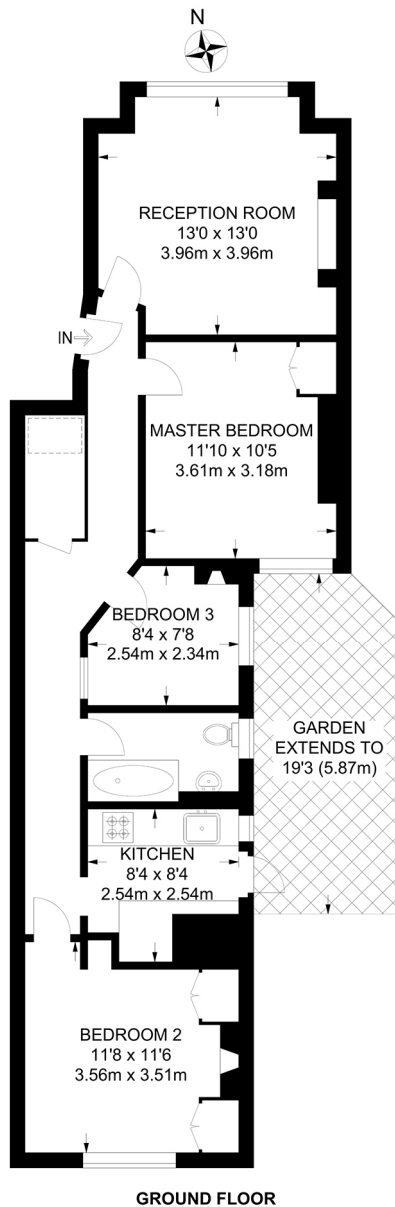
A fantastic three-bedroom garden flat, situated in a highly sought after quiet road in SE22. This property is situated on Playfield Crescent, a beautifully quiet and peaceful road. The property comprises a spacious reception to front, boasting high ceilings, wood burner and wood effect flooring. The property further boasts two spacious double bedrooms, both comprising lots of light and built in wardrobes and a further smaller bedroom/ study. The location offers fantastic access to Lordship Lane and Dulwich Village, both with their impressive array of shops, bars and restaurants. Transport links are in abundance with East Dulwich station within a short 5 minute walk or a short bus to Denmark Hill for the overground. The property sits perfectly within the local school catchments for both primary and secondary, with Harris and Charter to name a couple.

AT A GLANCE

- Three Bedrooms
- Ground Floor Flat
- Reception
- Galley Kitchen
- Private Garden
- Share Of Freehold
- Central Location







GROUND FLOOR
APPROXIMATE GROSS INTERNAL AREA
734 SQ FT / 68.2 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	76
England, Scotland & Wales	EU Directive 2002/91/EC

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