



BAWDALE ROAD, EAST DULWICH, LONDON, SE22
£450,000 SHARE OF FREEHOLD

A CHARMING ONE-BEDROOM FLAT ON BAWDALE ROAD, EAST DULWICH.

DESCRIPTION:

Nestled in the vibrant and highly sought-after East Dulwich area, this delightful one-bedroom first-floor flat on Bawdale Road offers a perfect blend of comfort, space, and convenience. Ideal for first-time buyers, couples, or investors, this property boasts a generous layout and is ready to welcome its new owners. The flat features a large reception room, filled with natural light, providing a warm and inviting space for relaxing, entertaining, or working from home. The big double bedroom offers plenty of room for a king-sized bed and additional furniture, ensuring a peaceful retreat at the end of the day. The well-appointed kitchen is spacious, with ample storage and workspace, making it perfect for those who enjoy cooking. The property also includes a modern bathroom, a separate WC for added convenience, and plenty of storage throughout. Located in the heart of East Dulwich, Bawdale Road offers easy access to a variety of local amenities, including shops, cafes, and restaurants, as well as excellent transport links to central London. This charming flat is a fantastic opportunity for those seeking a spacious and well-located home in one of East Dulwich's most desirable streets. Don't miss your chance to view this wonderful property.

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

Tenure Share of Freehold | Council Tax Band B – London Borough of Southwark |
Service Charge TBC | Ground Rent TBC

AT A GLANCE

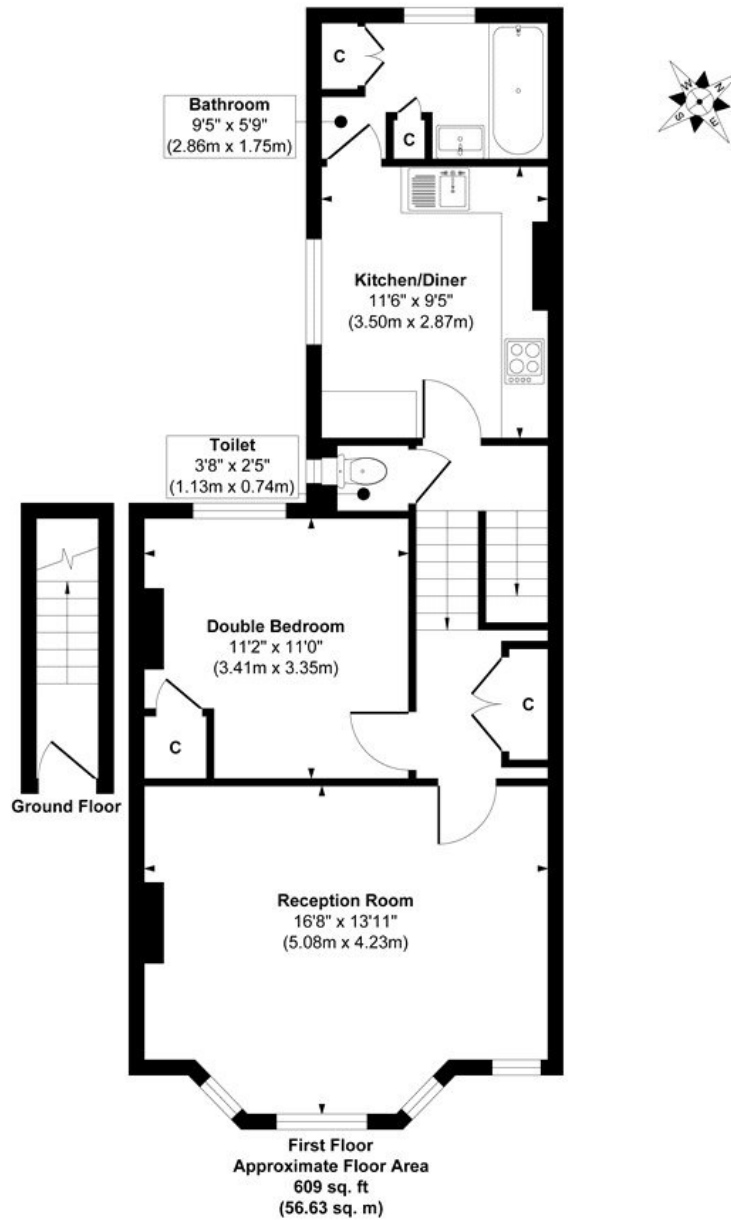
- One Double Bedroom
- First Floor Flat
- Large Reception Room
- Spacious Modern Kitchen
- Modern Bathroom with a Separate WC
- Excellent Transport Links

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Bawdale Road



Approx. Gross Internal Floor Area 609 sq. ft / 56.63 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)	A		
(81-91)	B		
(69-80)	C	70	77
(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	

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