



MELFORD ROAD, EAST DULWICH, LONDON, SE22  
OIEO £600,000 LEASEHOLD

**A SPACIOUS THREE BEDROOM MAISONETTE,  
BOASTING A PRIVATE GARDEN AND  
SITUATED IN A CENTRAL LOCATION IN SE22.**

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

Tenure Leasehold | Council Tax Band C – London Borough of Southwark | Service Charge TBC | Ground Rent TBC

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## DESCRIPTION:

This wonderful maisonette is offered to the market in fantastic condition. Comprising on the ground floor a spacious hall, large separate reception and open plan kitchen/diner to rear, the kitchen boasting breakfast bar, wooden worktops, range cooker and built in appliances. The first floor boasts three spacious double bedrooms all with built in wardrobes. The property further comprises a spacious garden.

The property is in walking distance of Dulwich Park and all amenities of Lordship Lane. East Dulwich and Forest Hill Train stations are easily accessible with fast routes into central London and beyond. Early viewings highly recommended.

## AT A GLANCE

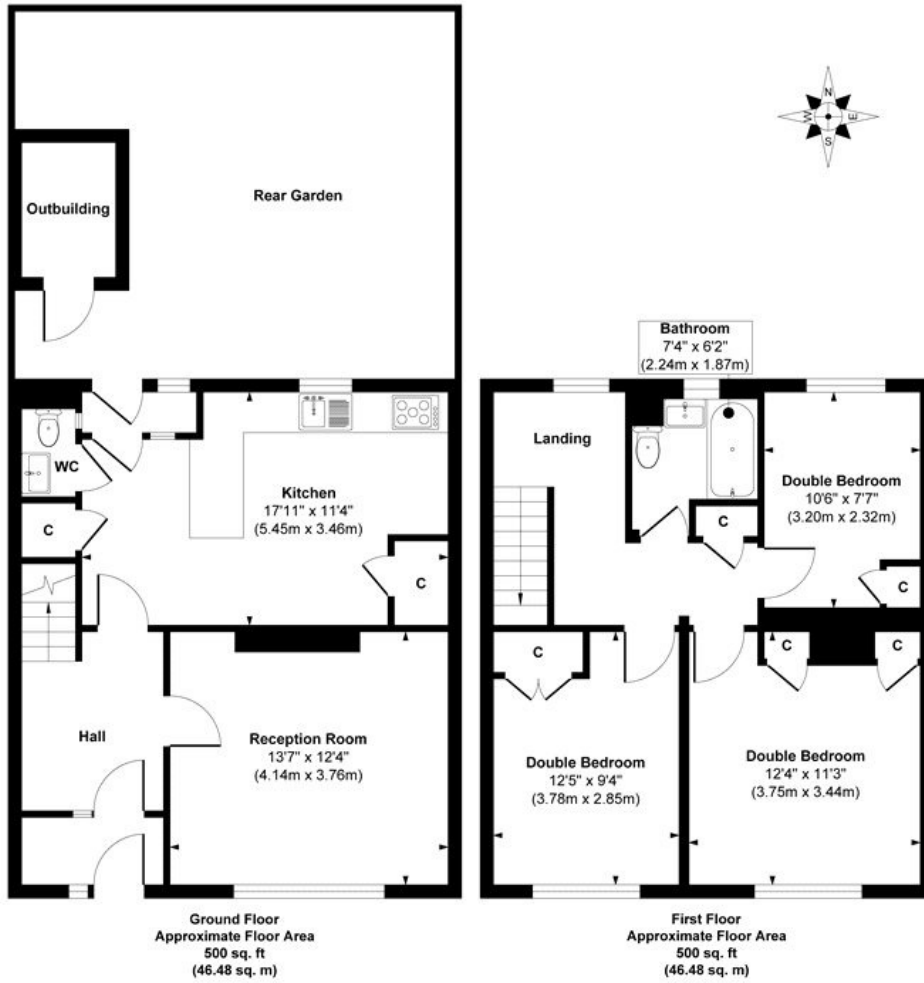
- Three Double Bedrooms with Built-in Wardrobes
- Open Plan Kitchen/Diner
- Separate Reception Room
- Maisonette with Private Garden
- Great Transport Links







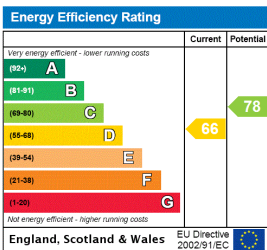
# Melford Court



**Approx. Gross Internal Floor Area 1000 sq. ft / 92.96 sq. m (Excluding Outbuilding)**

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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