



PLAYFIELD CRESCENT, EAST DULWICH, LONDON, SE22  
£650,000 SHARE OF FREEHOLD

A BRIGHT, SPACIOUS AND AIRY, THREE-BEDROOM FLAT SITUATED IN A PRIME LOCATION CLOSE TO LORDSHIP LANE.

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

Tenure Share Of Freehold approx. 946 yrs remaining | Council Tax Band C – London Borough of Southwark | Service Charge TBC | Ground Rent TBC

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## DESCRIPTION:

A bright, spacious and airy, three-bedroom flat situated in a prime location close to Lordship Lane. Occupying the top two floors of this handsome end of terrace Victorian building is this large, three-bedroom flat. The property boasts an impressive reception to front, complete with engineered wood flooring, bespoke joinery and plantation shutters. Two spacious double bedrooms and a third smaller study, offers enough space to a growing family or a first-time buyer looking to set their first roots in the popular local market. The property benefits from a spacious loft room, which has planning in place to be converted into a spacious kitchen/reception with private roof terrace with fantastic views of playing fields. The property further includes a share of the freehold and a private section of South/ West facing garden. The location offers exceptional access to the local highly sought-after primary and secondary catchments, as well as the independent shops, bars and restaurants on Lordship Lane. Transport links are provided via East Dulwich station for direct links to London Bridge of Denmark hill for the overground. This is an exceptional flat with early viewings highly advised.

## AT A GLANCE

- Three Bedrooms
- Loft Room
- Large Reception Room
- Planning Permission Granted
- School Catchment Area
- Great Transport Links
- Share Of Freehold





# Playfield Crescent



**Approx. Gross Internal Floor Area 1023 sq. ft / 95.10 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
Less energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	75
(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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