



CRYSTAL PALACE ROAD, EAST DULWICH, LONDON, SE22
£775,000 SHARE OF FREEHOLD

ONE OF THE MOST FANTASTIC GROUND FLOOR GARDEN FLATS, SITUATED IN A PRIME POSITION IN SE22.

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

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DESCRIPTION:

One of the most fantastic ground floor garden flats, situated in a prime position in SE22. We are proud to offer to market, this fabulous, ground floor garden flat, beautifully designed and oozing bundles of charm alongside modern design. The property is situated within a semi-detached house, set on the popular Crystal Palace Road, within easy walking distance to the hustle and bustle of Lordship Lane. The property boasts its own front door and enters into the fully extended kitchen diner, complete with bespoke kitchen, engineered wood flooring, architectural finishes and tonnes of natural light and the reception area has a built-in remote controlled electric projector screen that comes down from the ceiling. This then leads to impressive private garden to rear, boasting mature trees, shrubs and bushes, as well as an outdoor kitchen with pizza oven and charcoal grill. The two bedrooms are situated to the front, the principal room boasting high ceilings, original features and built in wardrobes. The second double bedroom also boasts high ceilings and lots of natural light. The family bathroom is finished to an impressive high standard. The property further benefits from lots of build in cupboards and storage as well as a cellar. The location offers easy access to the shops, bars and restaurants on Lordship Lane. The popular Saturday North Cross Road market is a stone's throw away with its vibrant independent stools. Transport links are in abundance with Peckham Rye for the overground and East Dulwich station for direct links to London Bridge, both within a 10 minute walk. Nurseries, primary schools and secondary school catchments are also available.

AT A GLANCE

- Two Double Bedrooms
- Open Plan Kitchen-Reception
- Modern Bathroom
- Cellar
- Private Garden
- Share Of Freehold
- School Catchment Area
- Fantastic Location



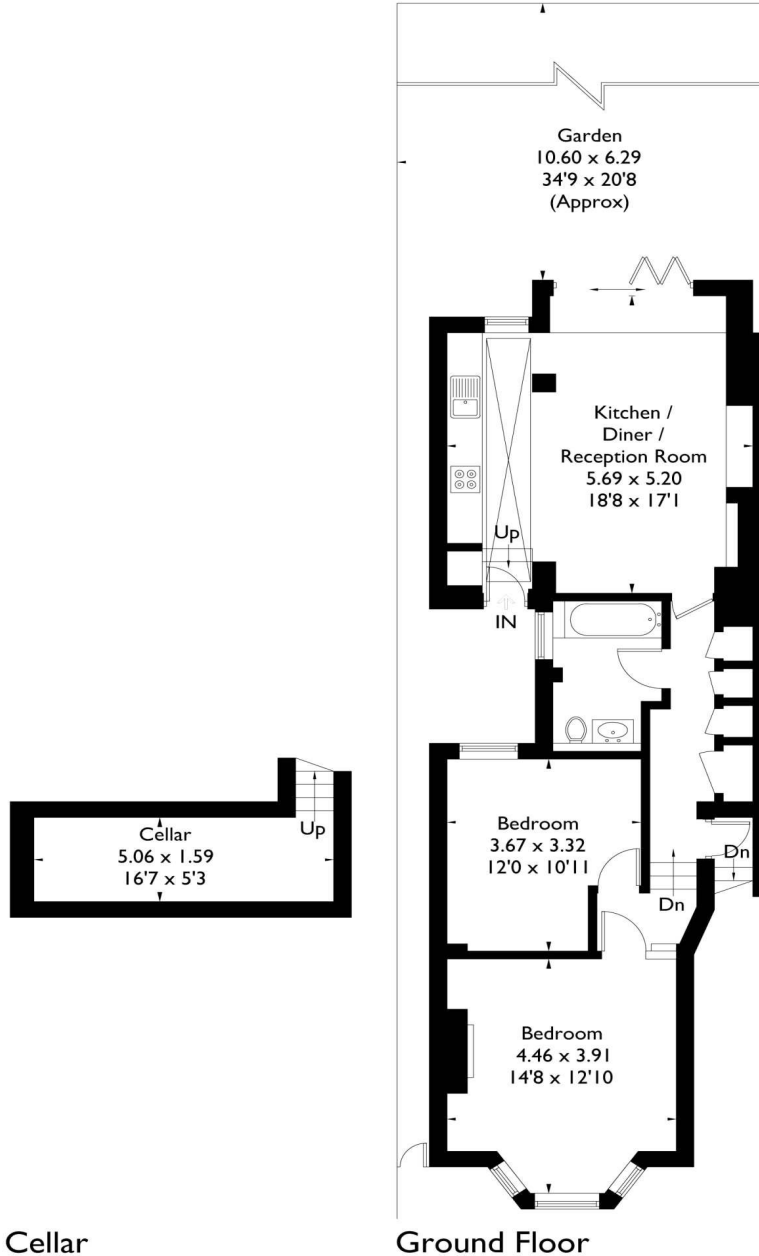


Crystal Palace Road, East Dulwich, SE22

Approximate Gross Internal Area = 73 sq m / 786 sq ft

Cellar = 8.8 sq m / 95 sq ft

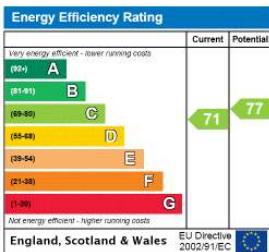
Total = 81.8 sq m / 880 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 154914

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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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