



**WOODWARDE ROAD, EAST DULWICH, SE22
OFFERS IN EXCESS OF £500,000 LEASEHOLD**

**A FANTASTIC TWO DOUBLE-BEDROOM
VICTORIAN MAISONNETTE SITUATED JUST OFF
LORDSHIP LANE, CLOSE TO DULWICH VILLAGE.**

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

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Tenure Leasehold approx. 90 yrs remaining | Council Tax Band C – London Borough of Southwark | Service Charge approx £784 pa | Ground Rent £10 pa

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DESCRIPTION:

This fantastic two double bedroom Victorian maisonette is situated just off Lordship Lane, close to Dulwich Village. This property offers two very good-sized double bedrooms, a modern bathroom, good size family kitchen-diner and a large reception room with three large windows to front. This fantastic property is presented beautifully throughout and offers easy access to the bars and restaurants on Lordship Lane as well as the wide-open green spaces of Dulwich Park. In addition, Dulwich Village and further shops and restaurants are just a short walk away. Transport links are connected easily by either North or East Dulwich station direct to Central London, City and beyond.

AT A GLANCE

- Two Double Bedrooms
- Large Reception Room
- Modern Bathroom
- Kitchen/Diner
- Victorian Conversion
- Split Level Maisonette
- Fantastic Location



Woodwarde Road, East Dulwich, SE22

Total Area: 80.0 m² ... 861 ft²



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated.

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 | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92) A | |
| (81-91) B | |
| (69-80) C | 74 |
| (55-68) D | |
| (39-54) E | 54 |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales | EU Directive 2002/91/EC |

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