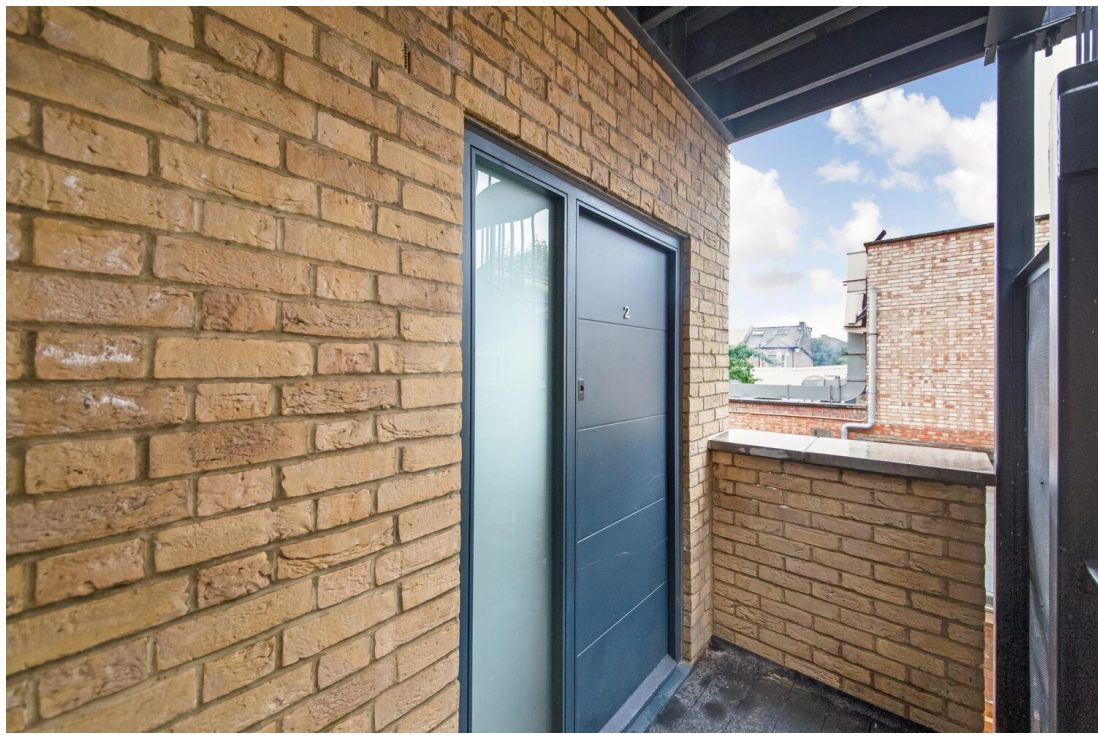




Lordship Lane, SE22
£1,850 pcm

0208 702 8222
pedderproperty.com

pedder



In general

- One bedroom
- Additional study
- Stunning condition throughout
- Desirable location

In detail

Stunning and enviably-located modern 2 bedroom apartment in the heart of East Dulwich.

Nestled amongst the bustling independent shops, bars and restaurants of Lordship Lane – this first floor apartment boasts over 551 Sq Ft of internal space.

There is a beautifully bright 18 x 17-ft open-plan kitchen/reception, a comfortable double bedroom and additional study room or nursery

There are a host of parks and green spaces nearby as well as strong transport links into The City and West End from East Dulwich station (0.5 miles) with strong bus and cycle routes through the neighbouring Peckham Rye, Herne Hill and Dulwich Village.

This boutique development of four apartments behind Jumping Bean was completed at the end of 2021 to a high standard .

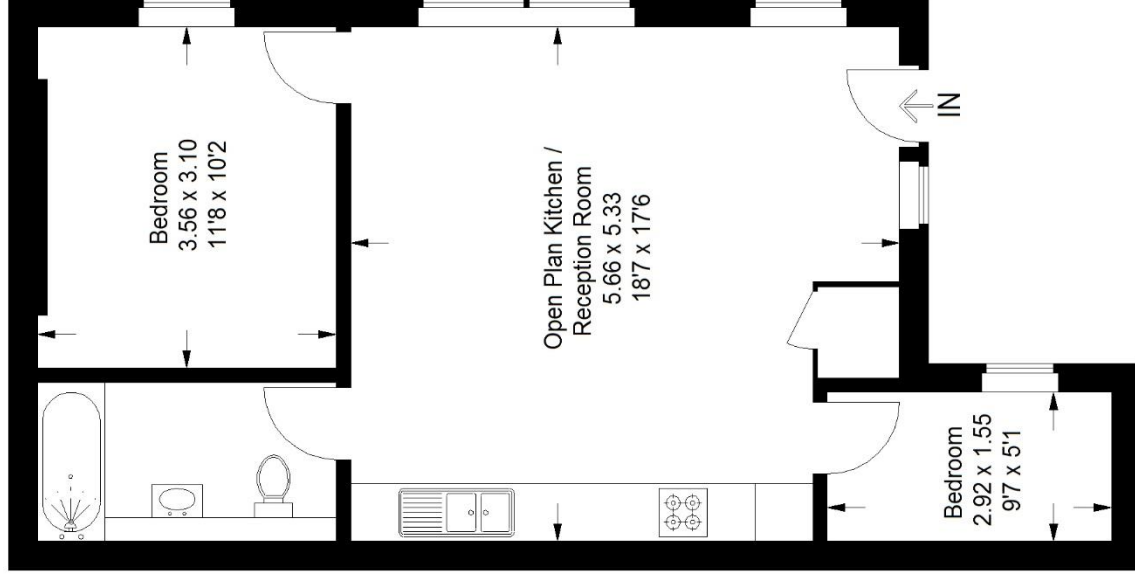
EPC: C | Council Tax Band: B | Unfurnished | Available now | Holding Deposit: £461.54 | Security Deposit: £2,307.69



Floorplan

Lordship Lane, SE22

Approximate Gross Internal Area
51.2 sq m / 551 sq ft



First Floor

Copyright www.pedderproperty.com © 2023
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 79 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.