



East Dulwich Road, SE22  
£2,000 pcm

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# In general

- Two double bedrooms
- Two shower rooms
- 25ft stand-on balcony
- Excellent condition

# In detail

Gorgeous, spacious and beautifully bright two double bedroom modern apartment with a brilliant balcony overlooking Goose Green Park.

East Dulwich Road provides enviable access into The City and West End from East Dulwich station (0.4 miles) and Peckham Rye station (0.8 miles) as well as strong bus and cycle links through the neighbouring Herne Hill, Camberwell and New Cross.

There are an array of independent shops, bars and restaurants on Lordship Lane, North Cross Road and Bellenden Road as well as parks and green spaces nearby.

Boasting almost 800 Sq Ft of internal space, this top floor apartment enjoys a 21-ft open-plan kitchen reception that opens out onto the north-facing balcony. There are two comfortable double bedrooms with an en-suite to the master as well as a separate family shower room.

The property is presented in excellent condition.

Work on a neighbouring property due to commence – potential to cause some noise disruption during tenancy.

EPC: B | Council Tax Band: D | Furnished / Part-Furnished | Available immediately | Holding Deposit: £484.62 | Security Deposit: £2,423.08





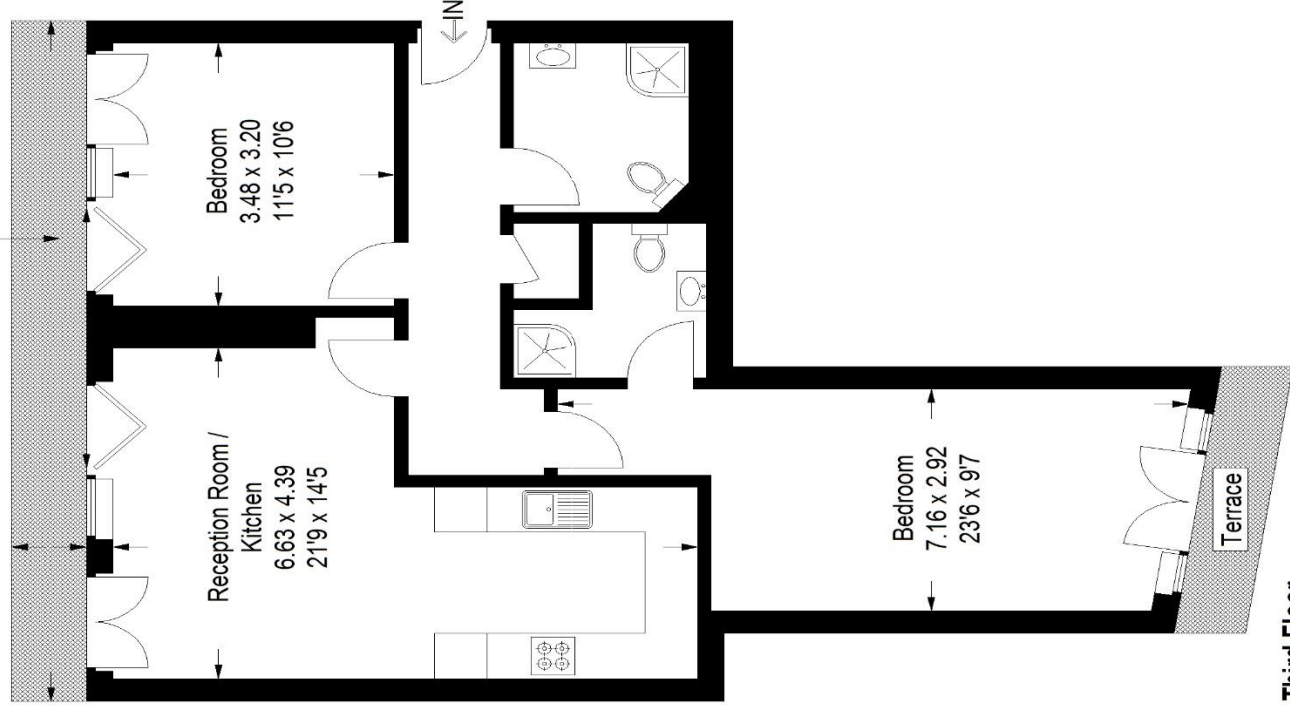
# Floorplan

## Crown House, SE22

Approximate Gross Internal Area  
74.0 sq m / 797 sq ft



Terrace  
7.82 x 0.84  
25'8" x 2'9"



### Third Floor

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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	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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