

Nowman House, Lordship Lane, SE22 £4,000 pcm

o208 702 8222 pedderproperty.com











### In general

- Three double bedrooms
- Three bathrooms
- Private garden
- Private, off-street parking
- Excellent condition throughout
- Available early February 2024

### In detail

Stunning, spacious and spectacular three-bedroom, three-bathroom split-level luxury apartment ideally located in the heart of East Dulwich.

Boasting over 1,530 Sq Ft of internal space which has been lovingly maintained by the current occupier. There is a sumptuous 31-ft open-plan kitchen-reception which opens out through bifold doors onto a gorgeous 31-ft private garden which is landscaped with mature shrubs.

The principle bedroom is located downstairs complete with a large en-suite bathroom, study/wardrobe and sliding doors onto a courtyard area at the rear of the property. There is a further double bedroom with en-suite shower room at lower-ground level and a large double bedroom with an en-suite at ground floor level overlooking the private, off-street parking space.

Enviably located for the independent shops, bars and restaurants of Lordship Lane and North Cross Road as well as the excellent schools, parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.7 miles) and Denmark Hill station (1.4 miles) along with bus/cycle routes through the neighbouring Peckham Rye, Dulwich Village and Camberwell.

No HMO available.

EPC: B | Council Tax Band: E | Furnished/Unfurnished | Available from February 2024 | Holding Deposit: £923.08 | Security Deposit: £4,615.38





















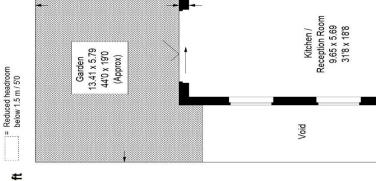




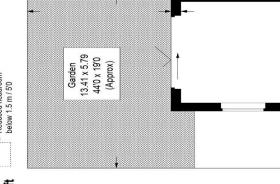
# Floorplan

## Nowman House, SE22

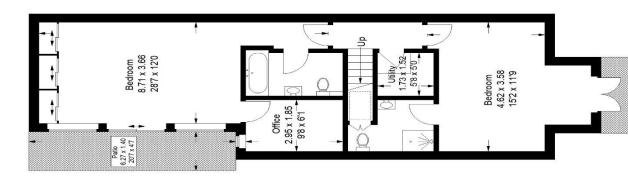
Lower Ground Floor = 68.5 sq m / 737 sq ft Ground Floor = 74.1 sq m / 798 sq ft Approximate Gross Internal Area Total = 142.6 sq m / 1535 sq ft











### Lower Ground Floor

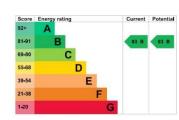
Patio

**Ground Floor** 

Bedroom 4.27 x 2.92 14'0 x 9'7

<del>←</del>z

# 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. Copyright www.pedderproperty.com © 2023



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.