



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

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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

Nowman House, SE22

Approximate Gross Internal Area

Lower Ground Floor = 68.5 sq m / 737 sq ft

Ground Floor = 74.1 sq m / 798 sq ft

Total = 142.6 sq m / 1535 sq ft

⋮ = Reduced headroom
below 1.5 m / 5'0"



Lower Ground Floor

Ground Floor

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