



Lordship Lane, SE22 | £450,000

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In General

- Two double bedrooms
- Private section of garden
- Private entrance
- Excellent condition
- Good internal and external storage

In Detail

Beautiful and charming two double bedroom period conversion with a private section of garden in the heart of East Dulwich.

Lordship Lane offers strong transport links into The City and West End from East Dulwich station (0.8 miles) and Forest Hill station (1.4 miles) as well as bus and cycle connections through the neighbouring Dulwich Village, Herne Hill and Peckham Rye. There are excellent parks and green spaces nearby as well as the independent shops, cafes and amenities of Lordship Lane and North Cross Road.

This mid-floor apartment enjoys over 560 Sq Ft of internal space as well as a 24x23 ft private section of garden at the rear. The property has been lovingly maintained and modernised by the current owners who are looking to upsize out of the area.

There are two comfortable double bedrooms at the back of the property overlooking the gardens, a modern shower room and separate WC as well as a beautifully bright 18-ft open-plan kitchen reception.

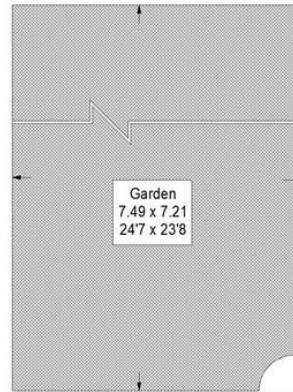
EPC Rating: D | Council Tax Band: C | Lease: 102 years remaining | SC: £600.00 | GR: £50.00 | Buildings Insurance: £250.00



Floorplan

Lordship Lane SE22

Approximate Gross Internal Area
52.8 sq m / 568 sq ft



(Not Shown In Actual
Location / Orientation)



Second 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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
102 plus) A		
81-101) B		
69-80) C		
55-68) D		
39-54) E		
21-38) F		
1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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