



Lordship Lane, SE22  
£500,000

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# In general

- Chain Free
- Two double bedrooms
- Private terrace
- Excellent location
- Built in 2021

# In detail

CHAIN FREE - Stunning, spacious and beautifully bright two bedroom modern apartment in the heart of Lordship Lane, East Dulwich.

Boasting over 680 Sq Ft of internal space as well as gorgeous west-facing terrace overlooking the hubbub of Lordship Lane's independent shops, bars and restaurants – this 2021-built boutique development of four apartments is above Jumping Bean, and this is the first opportunity to purchase.

There is a sumptuous 19x18 ft open-plan kitchen reception with plenty of natural light and access out onto the 18-ft sit-on terrace. There is a gorgeous, modern bathrooms and two comfortable bedrooms – including a 14-ft master.

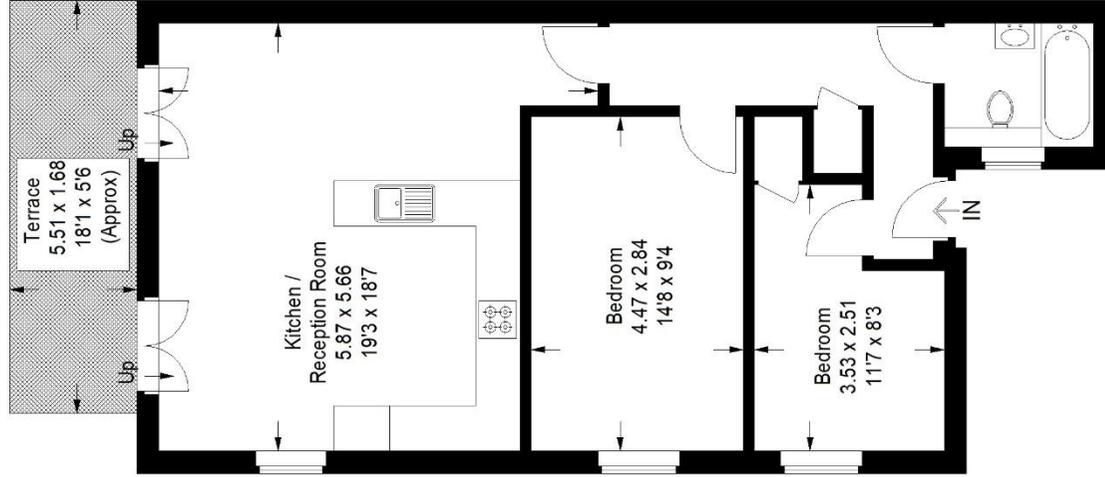
Benefiting from strong transport links into The City, West End and Canary Wharf from East Dulwich station (0.5 miles) and Peckham Rye station (1.2 miles) as well as the bus and cycle routes through the neighbouring Dulwich Village, Camberwell and Forest Hill.

EPC: C | Council Tax Band: B | Lease: 999 year new lease | SC: £850.00 | GR: £ Peppercorn | Buildings Insurance: Included in Service Charge



# Floorplan

**Lordship Lane, SE22**  
**Approximate Gross Internal Area**  
**63.9 sq m / 688 sq ft**



## First 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             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 49 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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