



Lordship Lane, East Dulwich **SE22**



Description

A recently refurbished gem, meticulously cared for by its current owners, this residence seamlessly blends original period features with a contemporary refurbishment of the highest quality.

To the rear of this home is a show-stopping full-width kitchen and entertaining space. The Tom Howley kitchen takes centre stage, complete with a central island and a pantry cupboard. Every detail is a testament to excellence, from the Franke sink and Quooker tap to the Miele M Touch ovens and Miele Flex induction hob. The kitchen flows seamlessly into a naturally lit living space adorned with a roof lantern and Crittall-style doors, opening onto the private rear garden—a haven for outdoor entertaining with its decked area and lush lawn.

At the front of the property, two bedrooms await. The principal bedroom boasts bespoke fitted wardrobes, a feature bay window and a charming fireplace, creating a perfect blend of style and functionality.

The contemporary bathroom features bespoke joinery that houses a standalone quartz vanity area with ample storage. A separate airing cupboard and a stacked utility zone add to the practicality of this space. The bathroom is adorned with CP Hart fixtures and the shower area and bathroom walls showcase Fired Earth marble tiling. This property has the added benefit of a cellar—a versatile space perfect for utility and storage needs.

Tenure: Leasehold, approximately 113 years remaining

Council Tax Band: B EPC: C

Local Authority: London Borough of Southwark

Service Charge: £250 per annum

Ground Rent: £400 per annum

Ground rent review due 25th December 2027 and every 10 years thereafter

Please note that we have been unable to confirm the date of the next review for service charge. You should ensure that you or your advisors make your own inquiries.





Location

Lordship Lane is extremely popular for its proximity to both the Village and the liveliness of East Dulwich. The entrance to beautiful Dulwich Park is moments away and the area's world-renowned schools, including Harris Primary, Heber Primary, The Charter School, James Allen's Girls School, Alleyn's School and Dulwich College are on the doorstep. The nearest station is North Dulwich (0.8 miles) and there are numerous and frequent bus services from Lordship Lane to both East Dulwich station with services to London Bridge and Denmark Hill station which has services to London Blackfriars and is also on the London Overground line. All distances are approximate.





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Approximate Gross Internal Area = 78.5 sq m / 845 sq ft

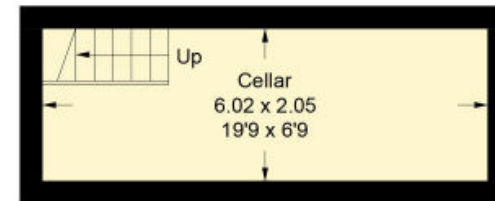
Cellar = 12.3 sq m / 132 sq ft

Total = 90.8 sq m / 977 sq ft



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Cellar

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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