

(GFF) Crystal Palace Road, East Dulwich, London, SE22

1 1 1

£425,000 *Share of Freehold*

A charming ground floor one-bedroom flat set within a period property on sought-after Crystal Palace Road in the heart of East Dulwich.

KEY FEATURES

- Ground floor one-bedroom flat in a desirable East Dulwich location
- Excellent transport links via London Overground at (Forest Hill and Denmark Hill overground) plus nearby East Dulwich railway station.
- Close to the cafés, restaurants, parks and amenities of Lordship Lane and Dulwich Village





Dulwich

020 8299 2722 | dulwich@winkworth.co.uk



This well-located home offers a bright reception room, separate kitchen, spacious double bedroom and modern bathroom, making it ideal for professionals or couples.

Perfectly positioned for excellent transport links, the property is within easy reach of Forest Hill Overground Station as well as East Dulwich and train stations, providing convenient connections into Central London, London Bridge and Canary Wharf.

Residents can also enjoy the vibrant cafés, independent shops, restaurants and green spaces of East Dulwich, Lordship Lane and Dulwich Village nearby.

Located in a popular residential area with a strong community feel, this flat combines comfortable living with outstanding local amenities and connectivity.





MATERIAL INFORMATION

Tenure: Share of Freehold

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and in-home)
O2 (Good outdoor and variable in-home)
Vodaphone (Good outdoor and in-home)
(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Available broadband: Full Fibre Broadband - Fibre to the Premises
FTTP / Ultrafast Full Fibre / Gigabit fibre
Fibre to the Cabinet Broadband – FTTC / Superfast / SoGEA / GFast / SoGFast

Flood Risk: Very low of surface water flooding / Very low risk river and sea flooding (Information supplied by gov.uk and purchasers are advised to seek their own legal advice)

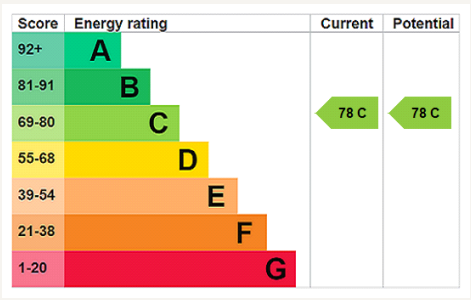
Local Council: Southwark / Tax Band: B
EPC Rating: C

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.









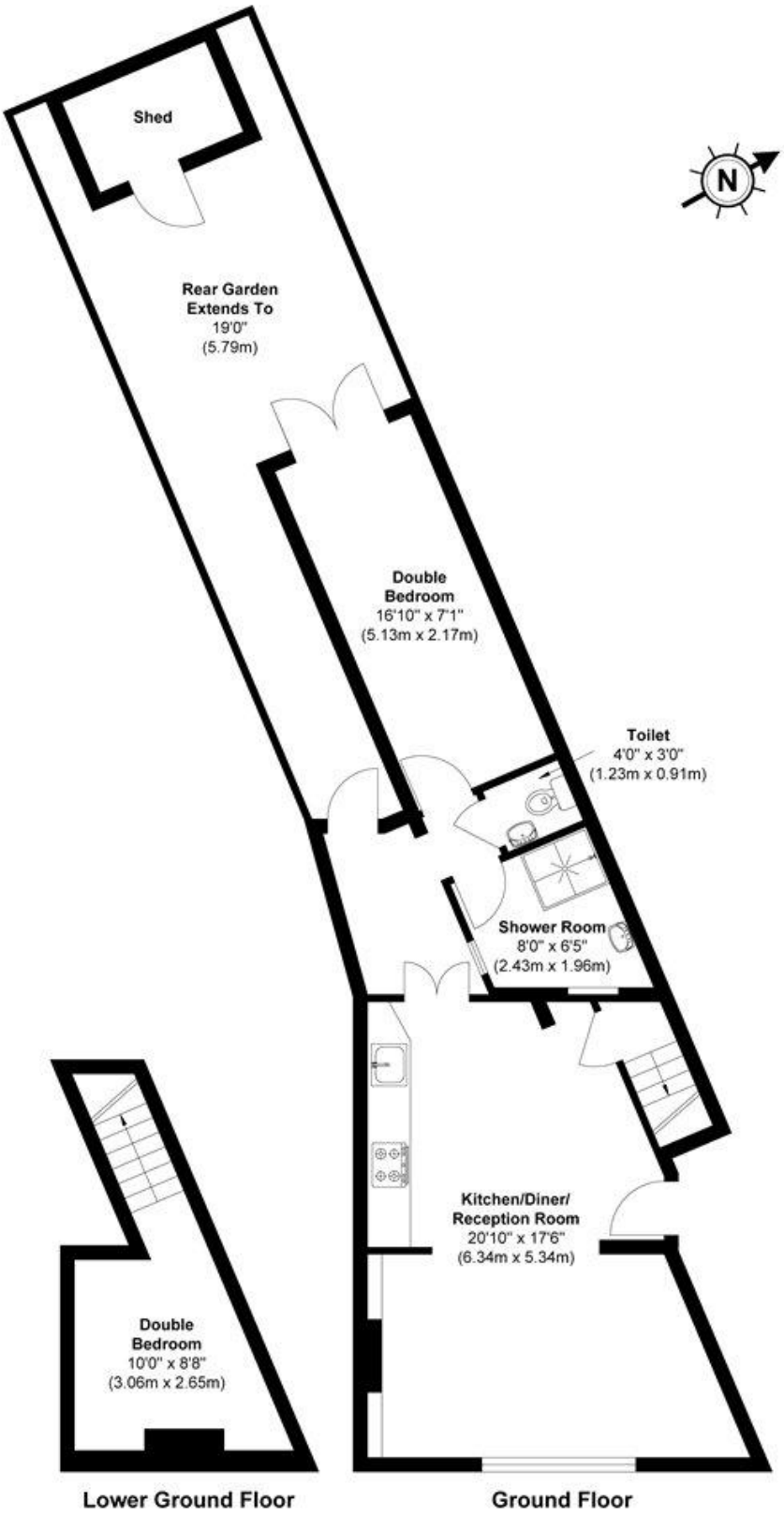
For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/DUL260083



Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Crystal Palace Road



Approx. Gross Internal Floor Area 631 sq.ft / 58.63 sq. m

Illustration for identification purposes only, measurements approximate, not to scale

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