



East Dulwich Road, SE22 | Offers In Excess Of £450,000

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In General

- Two double bedrooms
- Two bathrooms
- Private balcony
- Third floor, lift access
- Over 715 Sq Ft
- Good condition throughout
- Allocated underground parking

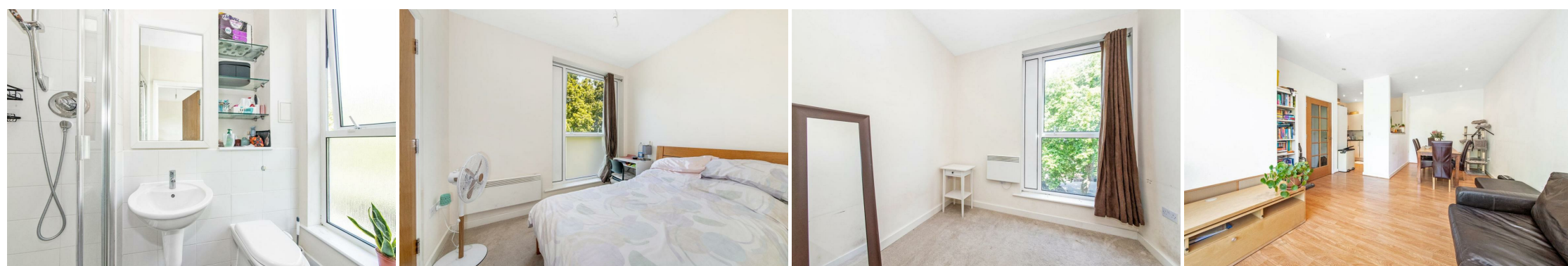
In Detail

CHAIN FREE - Spacious and beautifully-bright two-bedroom, two-bathroom purpose-built modern apartment with a private balcony in the heart of East Dulwich, SE22.

Boasting over 715 Sq Ft of internal space - the property has been well-maintained by the current owner. There is a sumptuous 21 x 18 ft reception room with an attached, fitted kitchen and access out onto the 12-ft private balcony - with leafy views over Goose Green Park. There are two comfortable double bedrooms including the 14 x 10 ft principal room with an en-suite shower room and built-in wardrobes as well as a family bathroom. It also includes an allocated secure parking space within the underground carpark.

Altima Court, East Dulwich Road is enviably located for the independent shops, bars, restaurants and coffee shops of Lordship Lane, North Cross Road and Bellenden Road as well as a host of local parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.2 miles) and Peckham Rye station (0.1 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

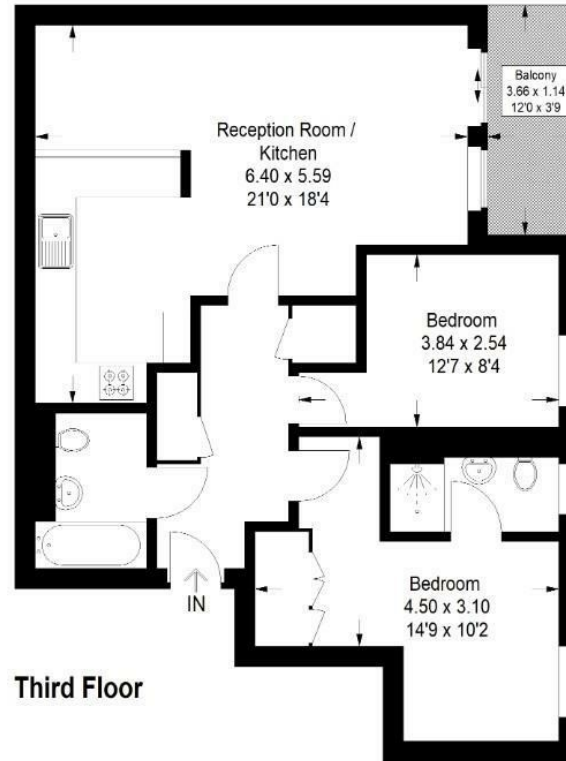
EPC: D | Council Tax Band: D | Lease: 129 years remaining | SC: £3,100 | GR: £620 | BI: Incl. in SC



Floorplan

Altima Court, SE22

Approximate Gross Internal Area
66.6 sq m / 717 sq ft



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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		62	
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	