



Lordship Lane, SE22 | Offers In Excess Of £400,000

02087028222

[eastdulwich@pedderproperty.com](mailto:eastdulwich@pedderproperty.com)

**pedder**  
We live local



# In General

- One double bedroom
- Additional study
- Large communal garden
- Private entrance
- Gentle modernisation required
- No onward chain

# In Detail

CHAIN FREE - Charming and spacious one bedroom period conversion with access to a large, communal garden in the residential heart of East Dulwich.

Boasting over 645 Sq Ft of internal space; this ground floor apartment has been lovingly maintained by the current owner and could benefit from some gentle modernisation in places. There is a 18x12 ft reception adjacent to the separate kitchen and full bathroom. There is a 15x11 ft bay-fronted double bedroom as well as an additional study or nursery.

Lordship Lane offers enviable access to the independent shops, bars, restaurants and coffee shops further down The Lane, as well as North Cross Road and London Road. There are a host of beautiful parks and green spaces nearby. 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/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

Early viewing recommended.

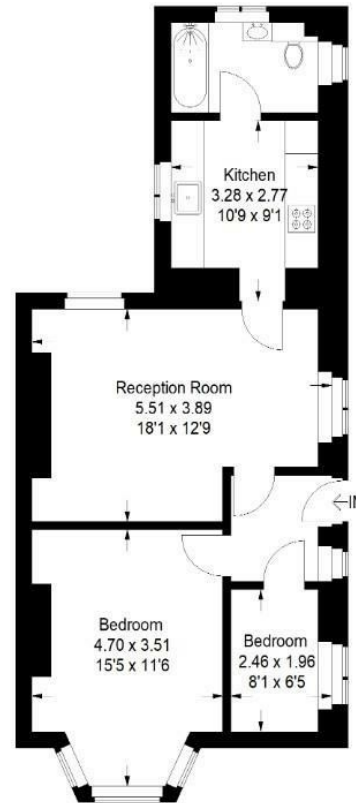
EPC: D | Council tax band: B | Lease: 146 years remaining | SC: £550 pa | GR: AdHoc | BI: incl. in SC



# Floorplan

Lordship Lane, SE22

Approximate Gross Internal Area  
60.1 sq m / 647 sq ft



## Lower Ground Floor

Copyright www.pedderproperty.com © 2024  
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		65	75
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.