**Lordship Lane, SE22 | Offers In Excess Of £600,000**

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# In General

- Two bedrooms
- 56-ft private garden
- Period conversion
- Own private entrance
- Over 640 Sq Ft of internal space
- Excellent condition throughout

# In Detail

Charming and spacious two bedroom period conversion with a large private garden ideally located in the residential heart of East Dulwich, SE22.

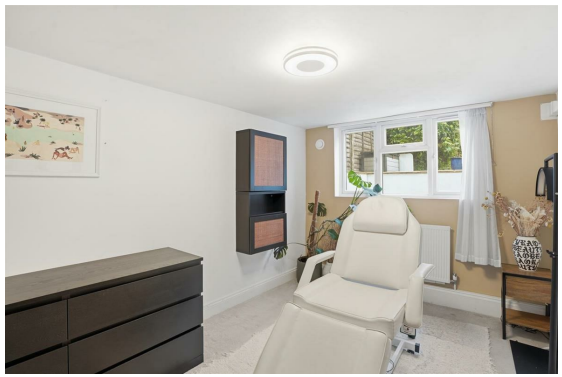
Boasting over 640 Sq Ft of internal space which has been lovingly maintained by the current owner - the property is on the lower ground floor of this Victorian building with its own private entrance. There is a sumptuous 16x12 reception room with an attached fitted kitchen that opens out onto the 56-ft low-maintenance garden with mature shrubs, There is a modern bathroom and two comfortable bedrooms - including the 12-ft bay-fronted principal bedroom.

Situated in the residential section of Lordship Lane - the property is enviably-located for the independent shops, bars, restaurants and coffee shops of The Lane, North Cross Road and Bellenden Road - as well as a choice of excellent parks and green spaces.

There are strong transport links into The City and West End from East Dulwich station (0.6 miles) and Peckham Rye station (1.3 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Forest Hill.

The property further benefits from an understairs store - currently used for bicycle storage.

EPC: C | Council tax band: C | Lease: 94 years remaining | SC: £0 | GR: £250 pa | BI: 426.00 pa



# Floorplan

**Lordship Lane, SE22**
Total* = 59.7 sq. m / 642.4 sq. ft
Ground Floor = 59.7 sq. m / 642.4 sq. ft
= Reduced head room below 1.5m

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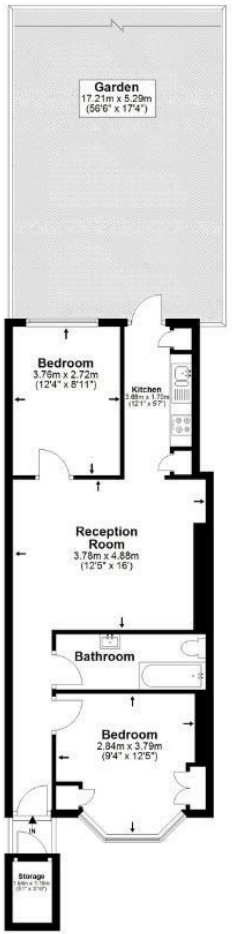
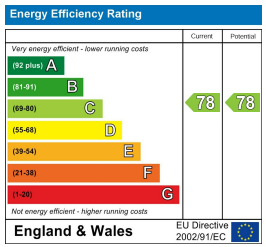
Ground Floor




*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

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