**East Dulwich Road, SE22 | Offers In Excess Of £525,000**

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# In General

- Two double bedrooms
- Two bathrooms
- Private west-facing balcony
- Allocated underground parking
- Over 815 Sq Ft of internal space
- Large communal garden
- Good condition throughout
- Desirable location at back of building

# In Detail

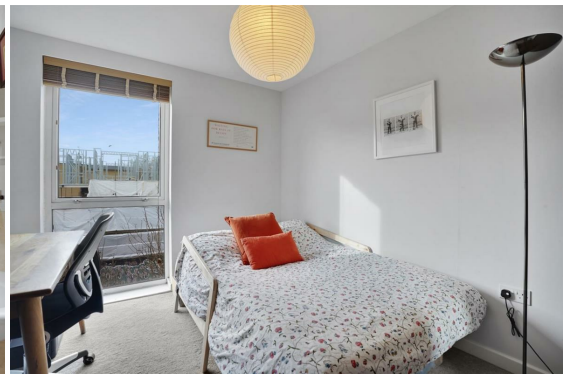
Stunning, spacious and beautifully-bright purpose-built apartment in this desirable modern block ideally located between Peckham Rye and East Dulwich, SE22.

Altima Court, East Dulwich Road offers easy access into The City and West End from East Dulwich station (0.4 miles) and Peckham Rye station (0.7 miles) as well as strong bus/cycle routes through the neighbouring Herne Hill, Dulwich Village and Denmark Hill. There are an array of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane, North Cross Road and Bellenden Road as well as a choice of beautiful parks and green spaces - including the gorgeous Goose Green opposite.

Boasting over 815 Sq Ft of internal space on the second floor of this recognisable building - there is a sumptuous 17 x 17-ft open-plan kitchen reception with a separating, partial wall that then opens out onto the west-facing private balcony, with part-views across the park. There are two comfortable double bedrooms - including the 15-ft principal room which enjoys an en-suite shower room - as well as a family bathroom and ample storage.

The building benefits from secure underground parking, lift-access and bicycle storage. There are ongoing building works opposite which are set to complete in Autumn 2026.

EPC: B | Council tax band: D | Lease: 128 years remaining | GR: £600 pa | SC: £3,399.24 pa | BI: incl. in SC



# Floorplan

**Altima Court, SE22**
Total* = 76.0 sq m / 817.6 sq ft
Second Floor = 76.0 sq m / 817.6 sq ft
[ ] = Reduced head room below 1.5m

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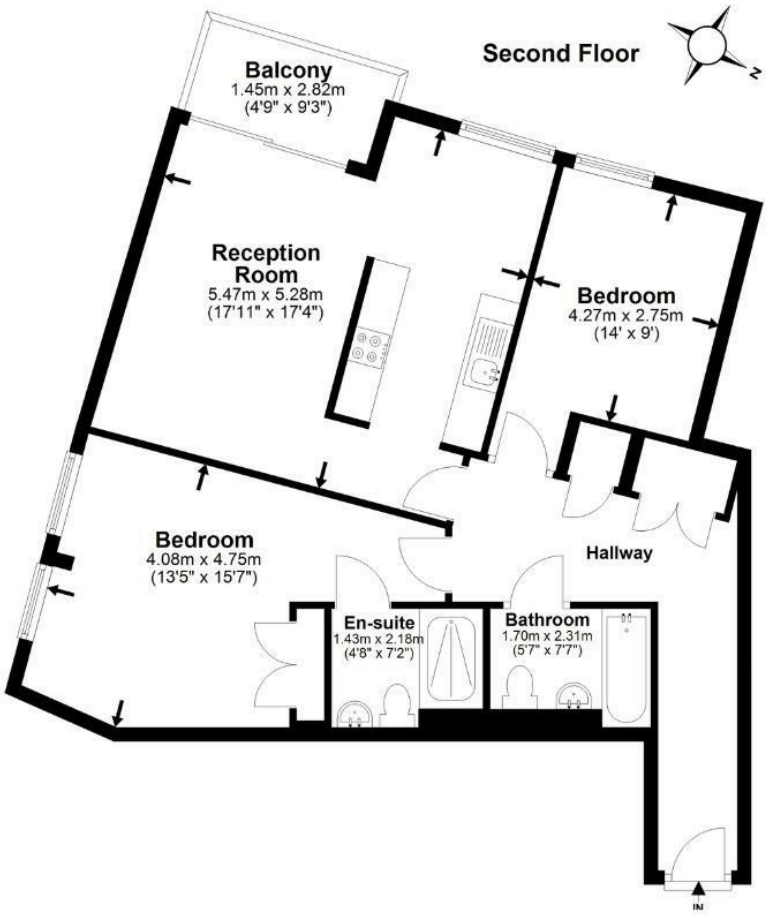
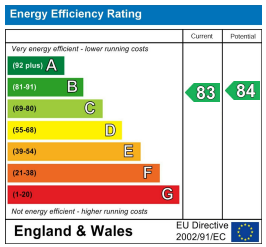



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant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

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