



Lordship Lane, SE22 | £1,075,000

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# In General

- Three double bedrooms
- Two bathrooms
- 37-ft private garden
- Over 1,480 Sq Ft
- Additional garden room/gym
- Excellent condition throughout
- Air conditioning in each room
- Allocated off-street parking
- Luxury 2016 development
- Right to manage, with Share of Freehold to follow

# In Detail

CHAIN FREE - Stunning, spacious and beautifully-bright split-level luxury apartment with huge private garden ideally located in the heart of East Dulwich, SE22.

Boasting over 1,480 Sq Ft of internal space with an additional garden office/gym- the 2016-built property has been tastefully maintained and thoughtfully personalised by the current owner; with Lutron lighting and air conditioning in all rooms.

There is a sumptuous 25x23 ft open-plan kitchen-reception with a dedicated dining area and lounge area both leading out through bifolding doors out onto the low-maintenance 37x28 ft landscaped garden. There is a 17-ft insulated garden room - ideal as a home office, storage or as a gym area.

Upstairs - all three comfortable double bedrooms enjoy built in wardrobes - including the 15x10 ft principal bedroom with a luxury en-suite shower room - as well as the family bathroom.

Kaleidoscope Apartments was a landmark development by Lightbox - and remains one of the premium apartment blocks in the area. It is enviably-located in the residential section of Lordship Lane - offering envious access to the gorgeous parks and green spaces as well as the excellent primary, secondary and independent schools nearby. There are a host of independent shops, bars, restaurants and coffee shops further down The Lane and on North Cross Road.

There are strong transport links into The City and West End from East Dulwich station (0.7 miles) and Herne Hill station (1.3 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Peckham Rye and Denmark Hill

The property further benefits from allocated off-street parking and right to manage (which will soon be converted into a share of freehold)

EPC: B | Council tax band: E | Lease: 115 years remaining | GR: £300 pa | SC: £1,800 pa | BI: £1,050 pa



# Floorplan

## Kaleidoscope Apartments, SE22

Approximate Gross Internal Area  
(Excluding Outbuilding / Gym)  
137.6 sq m / 1481 sq ft



Ground Floor

First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B		82	82
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	