

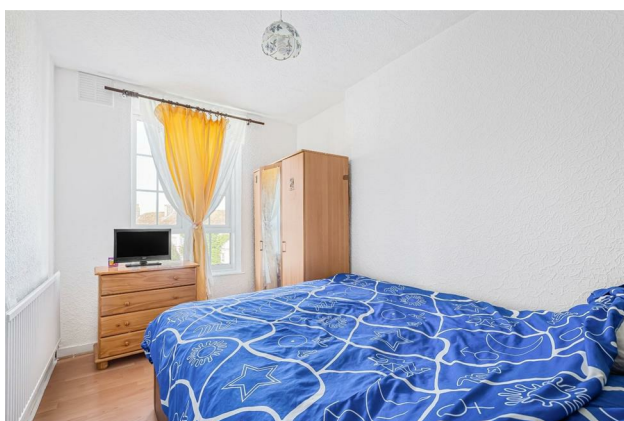
# HUNTERS®

HERE TO GET *you* THERE

**Gatcombe House, East Dulwich Estate, London, SE22 8BU**

**Guide Price £425,000 to £450,000**

**Property Images**



## Property Images





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**Approximate Gross Internal Area 955 sq ft - 89 sq m**

Third Floor Area 622 sq ft – 58 sq m

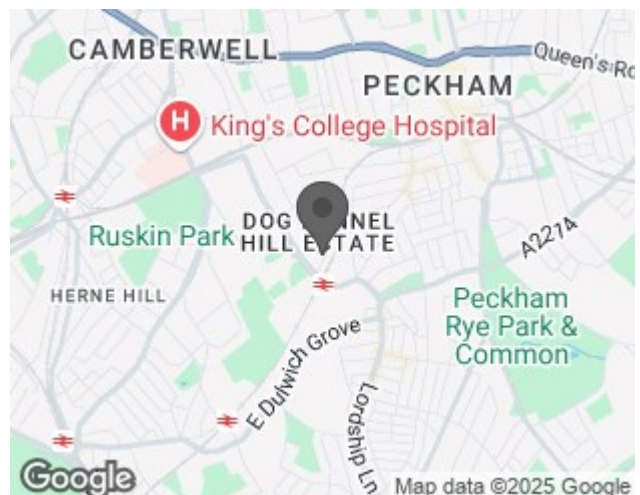
Fourth Floor Area 333 sq ft – 31 sq m



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: Flat - Purpose Built   Beds: 3   Bathrooms: 1   Receptions: 1  
Tenure: Leasehold

Guide Price £400,000 to £425,000

New to the market is this split-level top-floor three-bedroom apartment in the heart of East Dulwich.

This property offers approximately 955 sqft of living space comprising of three-double bedrooms, a living room, a family bathroom and a separate kitchen. The development benefits from communal gardens and communal parking and the local area offers a plethora of shops, restaurants, amenities, good schools, parks, green spaces and also benefits from excellent transport links.

The property is perfect for a First-Time Buyer, Family or an investor.

## Features

• GUIDE PRICE £400,000 to £425,000 • CHAIN-FREE • Approximately 955 sqft • Split over two-floors • Three Double Bedrooms • Ideal Location • Communal Gardens and Parking • In Proximity to Shops, Restaurants and Amenities • In Proximity to Schools and Transport Links to Central London • In Proximity to Parks and Green Spaces

EPC D

COUNCIL TAX BAND B - SOUTHWARK

LEASEHOLD

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East Dulwich Station Offers direct access to London Bridge and locally there are multiple bus services offering easy access to surrounding areas and the City.

There are numerous parks and green spaces locally including:

Peckham Rye Park and Common, Dulwich Park, and Dulwich Library Garden

There are good schools locally:

Charter School East Dulwich  
Goose Green Primary  
Charter School North Dulwich

In terms of Shops, Restaurants and Amenities there is a retail park directly opposite with a Sainsbury's Savacentre and a High Street that offers diners, eateries, bakeries and convenience stores etc.

Verified Material Information

Council tax band: B

Tenure: Leasehold

Lease length: 104 years remaining (125 years from 2004)

Service charge: £2238 pa

Property type: Maisonette

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Off Street, Communal, and Driveway

Building safety issues: No

Restrictions - Listed Building: London

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Energy Performance rating: D