

270 , Lordship Lane , SE22 8LY · 2 bedroom Flat

£750,000



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

pickwickestates.co.uk · Reg No 7444750 · Registered in England

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

270 , Lordship Lane , SE22 8LY · 2 bedroom Flat

£750,000



Property description

Offering an abundance of character, generous proportions and remarkable flexibility of living space, the property combines beautifully preserved period detail with thoughtful modern upgrades, including double glazing throughout and a recently installed air source heat pump for improved energy efficiency.

Set prominently on the corner of Milo Road and Lordship Lane, the location provides superb access to the amenities of Lordship Lane, Dulwich Village, Dulwich Park and East Dulwich station, offering regular services into London Bridge.

The property enjoys ownership of a substantial plot, comprising an attractive front garden, enclosed side return with useful storage accessible from both ends, and a large private rear garden with a sunny south westerly aspect wrapping around the side of the building where there is an extensive patio area, perfect for al fresco dining.

A particular highlight is the garden studio/workspace, insulated and hardwired with electricity, alongside extensive additional external storage – together offering approximately 20 sqm of versatile external studio and storage space.

A private side gate onto Milo Road further enhances convenience and privacy.

Internally, the flat is rich in original Victorian features, including high ceilings, exposed wooden flooring, tessellated tiling and multiple original fireplaces. The elegant front reception room is bathed in natural light from a large double glazed sash bay



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

pickwickestates.co.uk · Reg No 7444750 · Registered in England

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

270 , Lordship Lane , SE22 8LY · 2 bedroom Flat

£750,000

window and retains a wealth of charm with its marble fireplace surround, high ceilings, picture rails, built-in shelving and generous proportions.

A separate dining room provides excellent flexibility and could easily serve as a lounge, freeing up the front reception room to become a third bedroom if required, while continuing the home's strong period aesthetic with further original flooring and fireplace details.

The kitchen is fitted with slate tiled flooring, solid wood worktops, a butler sink and ample cabinetry, with direct access out to the private garden.

The bathroom is finished with fully tiled walls and floors and includes a walk-in shower, WC, wash hand basin with vanity unit and a double-glazed frosted window providing natural light and ventilation.

Approached through a beautifully maintained front garden with mature shrubs, lawn and an ornate porch entrance, this is a rare opportunity to acquire a substantial freehold garden flat of genuine character and versatility in one of East Dulwich's most desirable locations.

With ownership of the freehold and a large side return there is very good potential to extend the size of this property further, subject to planning.

Perfectly positioned, the property is just moments from a vibrant array of independent shops, cafés, and restaurants along Lordship Lane. The green open spaces of Dulwich Park, and Peckham Rye Park are all within easy reach, as is Dulwich Village.

Excellent transport links are available from East Dulwich, North Dulwich and Forest Hill stations, providing direct connections to London Bridge, Victoria, and the Overground network. As well as excellent options on the bus including 24-hour services into town.

The area is particularly well regarded for its outstanding schools, including Heber Primary, Harris Primary, and Goodrich Primary, with The Charter School East Dulwich and Harris academies nearby. Renowned independent schools such as Dulwich College, Alleyn's, and JAGS are also within close proximity.

Property features

- Exceptional two double bedroom garden flat
- Fully fitted kitchen



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

pickwickestates.co.uk · Reg No 7444750 · Registered in England

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

270 , Lordship Lane , SE22 8LY · 2 bedroom Flat

£750,000

- Ownership of the entire freehold
- Large plot including substantial front and rear garden
- South west facing private landscaped rear garden
- Side gate access to the garden along with approximately 20 sqm of external studio and storage
- Fully tiled shower room
- Double glazing throughout and a recently fitted air source heat pump
- Close to Dulwich Park, Dulwich Village and the amenities of Lordship Lane
- Close to East and North Dulwich stations and a good selection of schools



ALPS Estates Ltd trading as Pickwick Estates

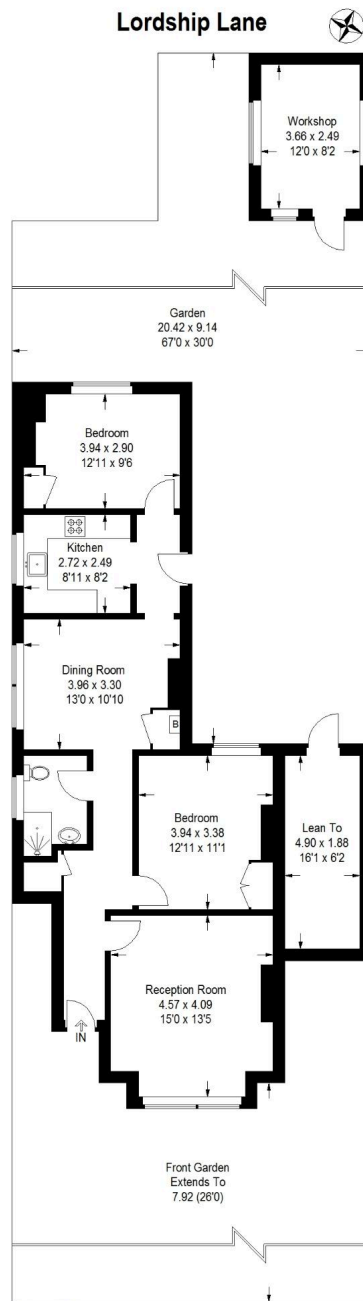
47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

pickwickestates.co.uk · Reg No 7444750 · Registered in England

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

270 , Lordship Lane , SE22 8LY · 2 bedroom Flat

£750,000



Ground Floor

Approximate Gross Internal Area
 82.5 sq m / 888 sq ft
 Lean To = 9.5 sq m / 102 sq ft
 Workshop = 9.3 sq m / 100 sq ft
 Total = 101.3 sq m / 1090 sq ft

Illustration for identification purposes only,
 measurements are approximate.
 Drawn for Pickwick Estates.



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

pickwickestates.co.uk · Reg No 7444750 · Registered in England

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.