



Deans Court, Melford Road, SE22 0AL

Guide Price £300,000-£320,000 Share of Freehold

This well presented one bedroom flat, on the first floor of a modern small purpose-built block, benefits from a communal garden, shared off street parking, is located on a popular residential road, off Lordship Lane, and is offered Chain Free.

The property is light and airy and boasts a 15' reception room, a good size double bedroom, a stylish kitchen and modern bathroom. It also benefits from Share of Freehold and communal gardens.

Melford Road is situated just off of Lordship Lane with its boutique shops and array of restaurants and cafes, an M&S Foodhall, a Picturehouse Cinema and a weekly street market every Saturday on North Cross Road. Or pop into Forest Hill for a drink at The Dartmouth Arms and the Sylvan Post (both popular gastro pubs).

You can catch a train from Forest Hill, where you can pick up the London Overground for services to Shoreditch, Canada Water and Highbury and Islington. Or East Dulwich, which provides direct services into London Bridge

The area is dotted with green spaces including Dulwich Park, Peckham Rye Park and the delightful Horniman Museum and Gardens.

Photos



Photos



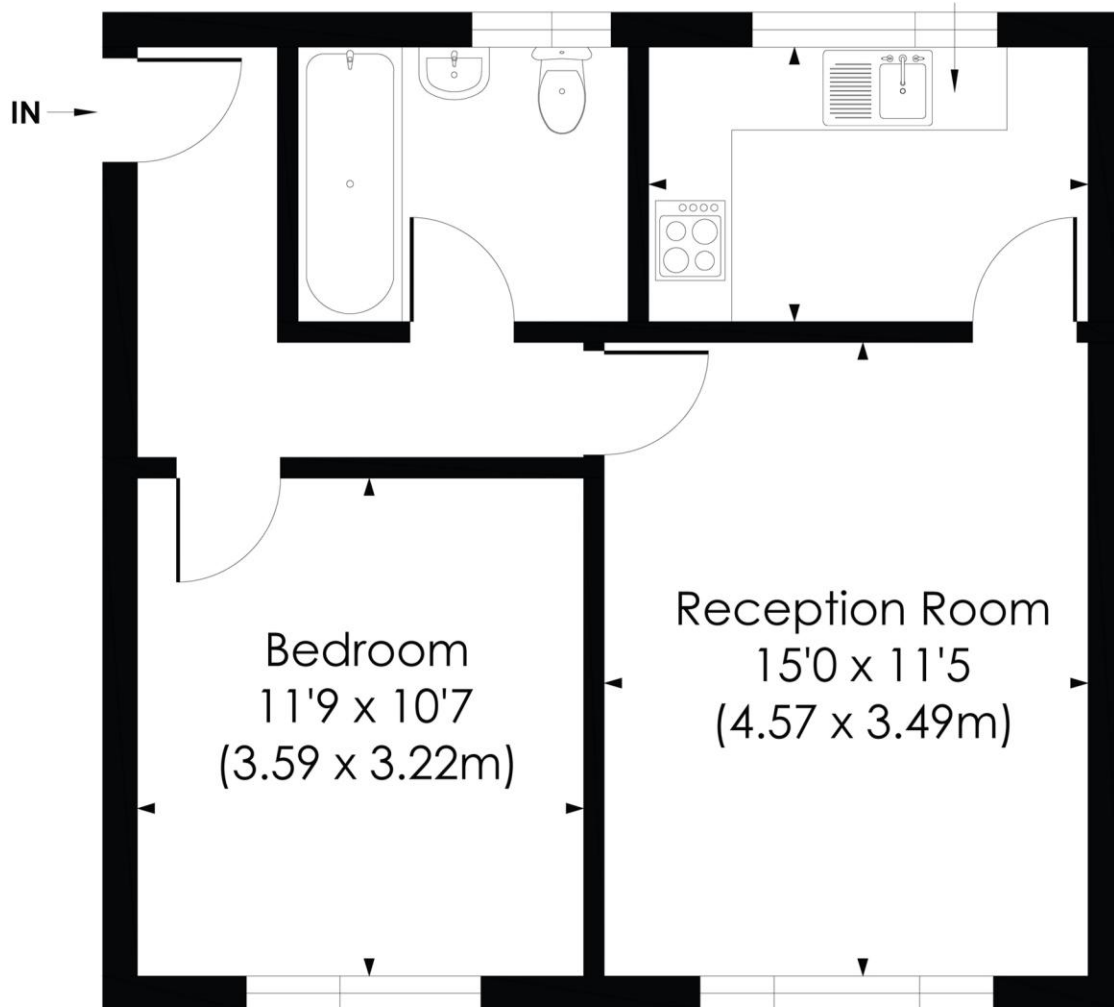
Floor plan

Approx. Gross Internal Floor Area

484 Sq. ft/45.01 Sq. m



Kitchen
10'5 x 6'0
(3.17 x 1.83m)



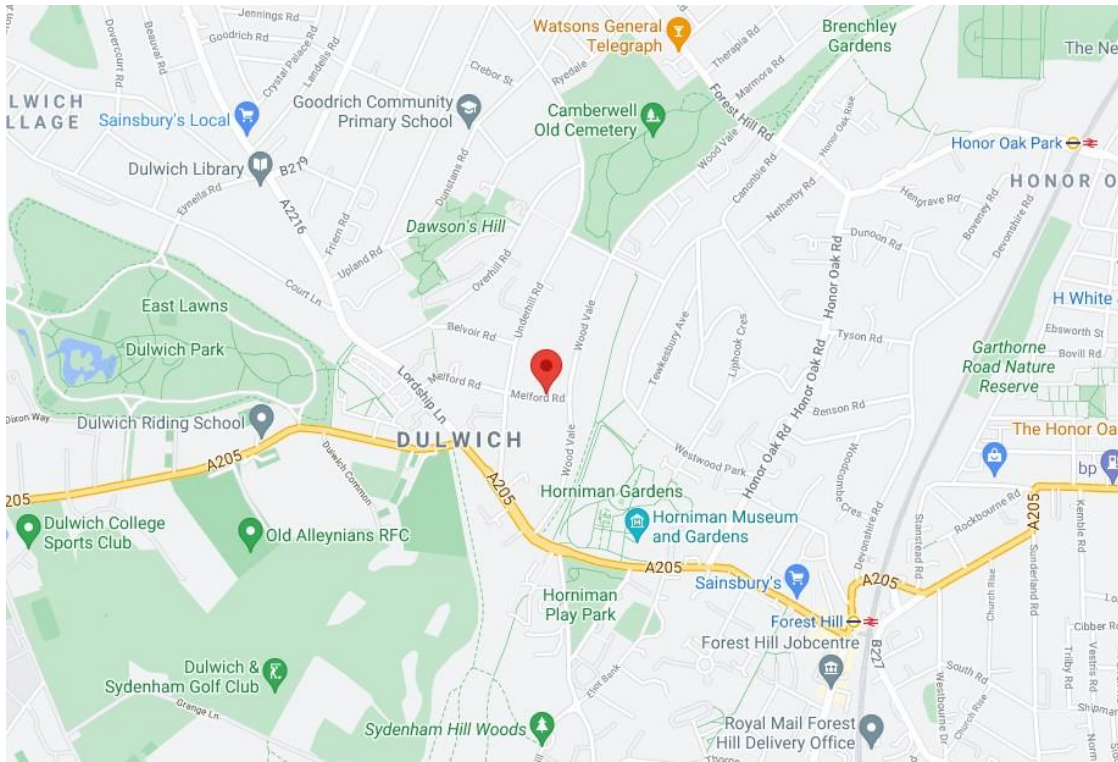
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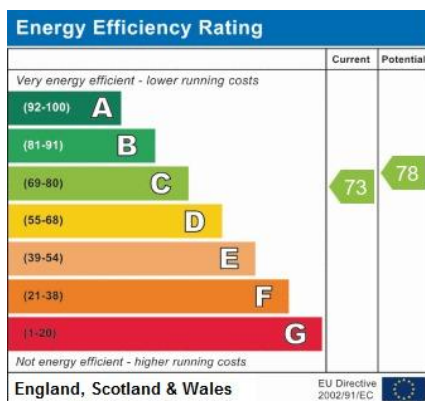


This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Additional Information



Energy Performance Certificate



Property Information

Tenure: Share of Freehold with an underlying lease in excess of 950 years remaining.
 Service charge: approx. £1,200 per annum



East Dulwich/Forest Hill



Forest Hill

Forest Hill Sales

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Important information

These sales particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are not to be relied upon for carpets and furnishings. For fixtures and fittings please refer to the vendor's solicitor's fixtures and fittings form. Ref: 124.21