



STANFORDS

Marmora Road, East Dulwich
£595,000



Offered to the market with no onward chain, this spacious two-bedroom flat is ideally situated across the top floor of a charming period conversion, featuring a private, south-east facing roof terrace that enjoys tranquil leafy views and an abundance of natural light.

The property offers a bright and generously proportioned lounge, a well-appointed kitchen, and a three-piece bathroom suite. Both bedrooms are good-size doubles, each benefiting from built-in storage.

Situated on Marmora Road, the flat is ideally located for Honor Oak Park Station, offering London Overground and National Rail services into Central London. The local area is well served by a variety of independent shops, cafés, and everyday amenities, while the open green spaces of Peckham Rye Park and One Tree Hill are just a short walk away, making this an excellent choice for those seeking a balance of connectivity and peaceful surroundings.

Council Tax band: E

Tenure: Leasehold

- **No Onward Chain**
- **Two Double Bedrooms**
- **Top Floor Flat**
- **Private South-East Facing Terrace**
- **Fantastic Location**
- **0.7mi to Honor Oak Park Station**



THIRD FLOOR

Reception Room

15' 0" x 14' 2" (4.58m x 4.31m)

Sash window, double-glazed roof window, radiator, wood flooring.

Kitchen

10' 4" x 7' 1" (3.15m x 2.17m)

Sash window, ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, plumbing for washing machine and dishwasher, combi boiler, tile flooring.

Bedroom

13' 9" x 11' 2" (4.20m x 3.40m)

Double-glazed roof window, inset ceiling spotlights, built-in wardrobes, eaves storage, radiator, fitted carpet.

Bedroom

13' 7" x 12' 6" (4.13m x 3.82m)

Sash windows, inset ceiling lights, eaves storage, radiator, fitted carpet.

Bathroom

7' 1" x 6' 1" (2.15m x 1.85m)

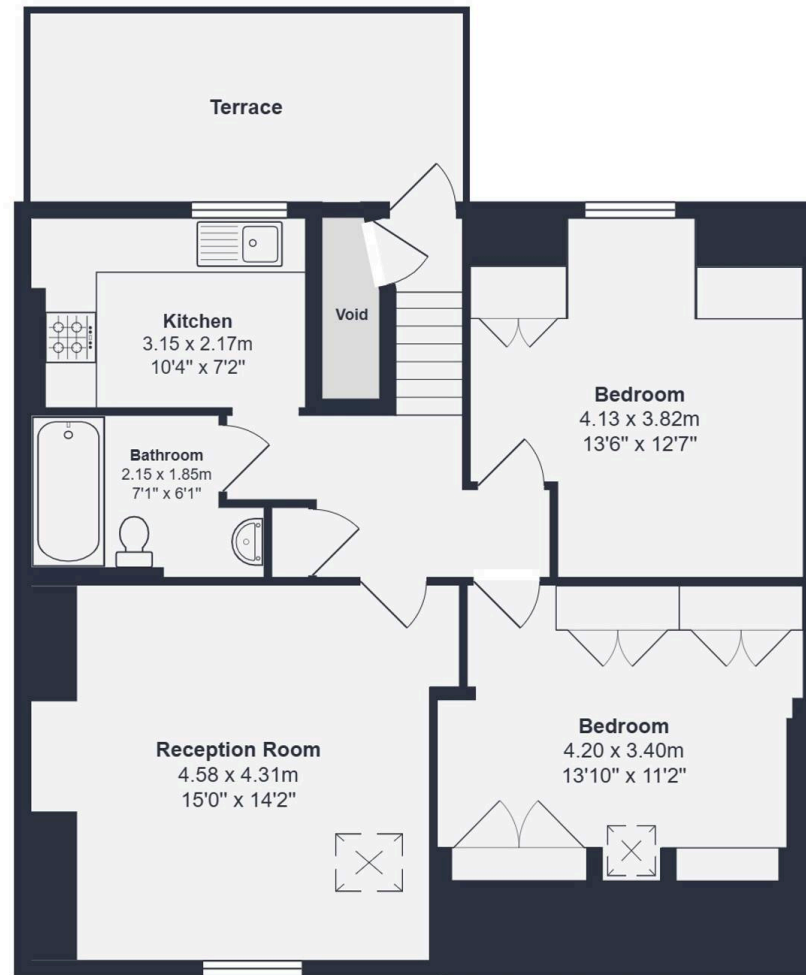
Inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

OUTSIDE

Terrace

Private south-east facing terrace.





Third Floor

Total Area: 73.0 m² ... 786 ft² (excluding terrace)

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







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