

1-BED FLAT IN LEDBURY HOUSE, EAST DULWICH SE22

https://palaceauctions.com

Ledbury House East  
Dulwich, London  
SE22 8AN, UK



**LEDBURY HOUSE**  
Guide £250K | 100-yr Lease | S

**£250,000**

This 1-bed flat East Dulwich in Ledbury House offers an exceptional entry point into the SE22 market. Situated on the East Dulwich Estate, the property comprises a bright reception room, separate fitted kitchen, double bedroom and modern bathroom. Moreover, it is offered at £250,000—35.1% below the £385,000 Foxtons valuation. Thus, unlocking an immediate equity gain of £135,000 [...]

- 1 bed
- 1 bath
- Flat, leasehold
- Residential
- for sale - with joint agents





# Description

**Refer to Terms & Conditions:** Array



# Amenities & Features

**Features:** • 100-year lease remaining, • 35.1% discount vs. £385000 valuation, • Annual carrying costs just £2010 (0.80% of purchase price), • Close to Lordship Lane shops cafés & Dulwich Park, • Communal gardens and piazza area, • Ground Rent: £10 p.a., • Immediate equity gain £135000 (54.0% ROI), • Lift access to all but top floor, • Potential stamp duty relief if purchased via employer relocation scheme, • Service Charge: £2000 p.a., 1 bedroom 1 bathroom flat

