

# 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
- apartment
- apartment, off market property
- for sale off market



## Category

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**Apartments:** yes

**Off market property:** yes

**House:** no

**Investment property:** yes

**Commercial property:** no

**Other Real estate:** yes

**Value add opportunity:** yes

**Land:** no

**Land with Development:** no

**HMO investment:** no

**Hotels and apartment hotels:** no

**Mixed commercial and Resi:** no

**Below Market value:** yes

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## Description

**Refer to Terms & Conditions:** Array

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## 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

