



Silvester Road, SE22 | £3,500 Per Calendar Month

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# In General

- Three bedroom
- Victorian half-house
- Private garden
- Excellent condition throughout
- Desirable, residential road
- Unfurnished
- Available late September

# In Detail

Charming, spacious and beautifully bright three-bedroom terraced house on this desirable road in the heart of residential East Dulwich.

Boasting over 990 Sq Ft of internal space that has been lovingly modernised and maintained by the current owners - who are looking for a professional couple or family to take over their gorgeous home. There is a sumptuous 25-ft bay-fronted double reception and a modern eat-in kitchen that opens out onto the private garden.

Upstairs is the 13x13 ft principal bedroom with built-in-wardrobes, the family bathroom and two further bedrooms up in the converted loft.

Silvester Road is enviably-located for independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road - as well as the excellent primary and secondary schools nearby. There are strong transport links into The City and West End from East Dulwich station (0.7 miles) and Peckham Rye station (1.3 miles) as well as the bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Camberwell.

EPC: TBC | Council Tax Band: D | Unfurnished | Available: late September | HD: £807.69 | SD: £4,038.46

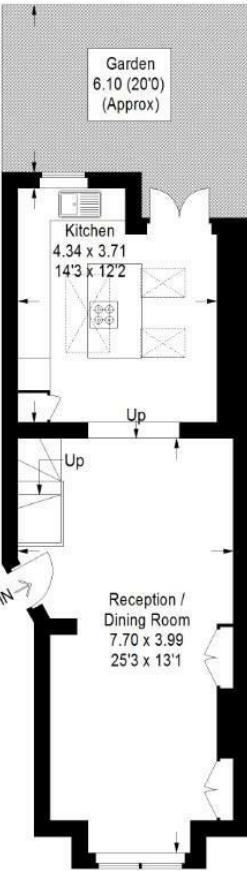


# Floorplan

## Silvester Road, SE22

Approximate Gross Internal Area  
92.7 sq m / 998 sq ft

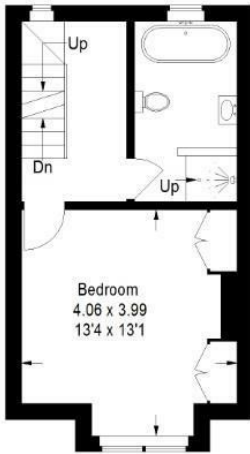
Reduced headroom  
below 1.5 m / 5'0"



Ground Floor



Second Floor



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) <b>A</b>		
(61-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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