



East Dulwich Road, SE22 | Offers In Excess Of £650,000

02087028222

[eastdulwich@pedderproperty.com](mailto:eastdulwich@pedderproperty.com)

**pedder**  
We live local







# In General

- Two bedrooms
- 57-ft private garden
- Double fronted, period conversion
- Access to large cellar/basement
- Garden storage room
- Over 1,080 Sq Ft
- Potential to modernise and remodel
- Share of Freehold

# In Detail

CHAIN FREE - Charming, spacious and characterful double-fronted period conversion with direct access onto a large private garden in the hubbub of the ever-popular East Dulwich, SE22.

Boasting over 1,080 sq ft of internal space including the large basement with an additional garden storage room at the end of a beautiful 57-ft garden. There is huge potential to modernise and re-model with extension options available (STPP).

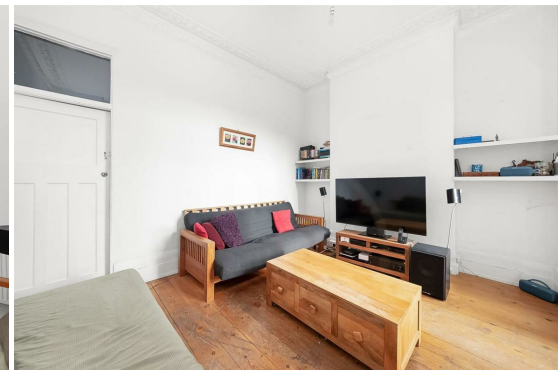
There is a sumptuous 19x13 ft bay-fronted principal bedroom with gorgeous high ceilings along with an additional bedroom - currently enjoying a raised sleeping area/bunk. There is a 13x11 ft reception room that opens out onto the side return adjacent to the 16x14 kitchen-breakfast room with the family bathroom at the rear.

Perched on the corner of Goose Green roundabout, East Dulwich Road offers enviable access to the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road as well as the gorgeous parks and green spaces - including Goose Green Park.

There are strong transport links into The City and West End from East Dulwich station (0.3 miles) and Peckham Rye station (0.9 miles) as well as the bus/cycle routes through the neighbouring Herne Hill, Dulwich Village and Denmark Hill.

Share of Freehold.

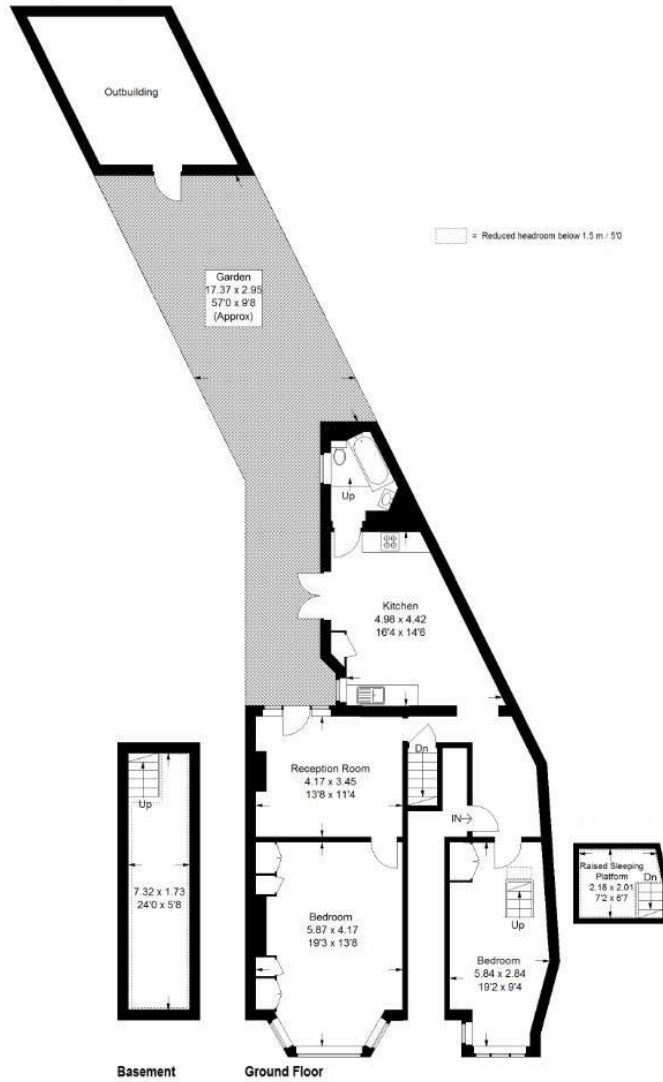
EPC: D | Council tax band: C | Lease: 994 years remaining | GR: £0 | SC: approx £480 pa | BI: £897.31 pa



# Floorplan

**East Dulwich Road, SE22**

Approximate Gross Internal Area  
(Excluding Raised Sleeping Platform / Outbuilding)  
100.8 sq m / 1086 sq ft



### Basement

### Ground Floor

Copyright www.pedderproperty.com © 2028  
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		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(12 plus) <b>A</b></p> <p>(11-91) <b>B</b></p> <p>(89-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>58</p>	<p>73</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2020/91C</p>	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.