



Heber Road, SE22 | £600,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local



In General

- Two double bedrooms
- Private garden
- Split-level period conversion
- Over 775 Sq Ft
- Good condition throughout
- Desirable, residential road
- CHAIN FREE

In Detail

CHAIN FREE - Spacious, split-level two bedroom period conversion with direct access onto a private garden in the heart of East Dulwich.

Boasting over 775 Sq Ft of internal space - the property has been well-maintained by the current owner. As you enter through a private front door on the ground floor, there is a sumptuous 22-ft double reception room that leads through to a modern bathroom and separate kitchen with access out onto the 18x17 ft low-maintenance private garden.

Downstairs are two comfortable double bedrooms with natural light and reasonable ceiling height - including the 13x12 ft principal bedroom with floor-to-ceiling wardrobes.

Heber Road is enviably located for the independent shops, bars, restaurants and coffee shops of Lordship Lane as well as a choice of beautiful parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.8 miles) and Peckham Rye station (1.4 miles) as well as bus/cycle routes through the neighbouring Forest Hill, Dulwich Village and Denmark Hill.

Early viewing recommended.

EPC: D | Council Tax Band: C | Lease: 86 years remaining | SC: Ad-Hoc | GR: Nil | BI: £1,250



Floorplan

Heber Road, SE22

Approximate Gross Internal Area
72.1 sq m / 776 sq ft



Basement

Ground Floor

= Reduced Headroom Below 1.5 M / 5'0"

Copyright www.pedderproperty.com © 2025

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
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		61	76
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.