East Dulwich Road, SE22 | Offers In Excess Of £700,000

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# In General

- Two double bedrooms
- Top-floor, split-level period conversion
- Indirect access to large communal garden
- Overlooking Goose Green Park
- Over 830 Sq Ft
- Good condition throughout
- CHAIN FREE

# In Detail

CHAIN FREE - Charming, spacious and beautifully-bright split-level period conversion on this desirable section of East Dulwich Road, SE22 overlooking the gorgeous Goose Green Park.

Boasting over 830 Sq Ft of internal space - the property has been well-maintained by the current owner but could benefit from some gentle modernisation in places with potential to add a roof terrace - subject to planning permission and freeholder consent.

There is a characterful 13x12 ft reception room adjacent to the separate fitted kitchen and a comfortable 13x13 ft double bedroom with plenty of built-in storage. Up on the top floor is a sumptuous 20x10 ft L-shaped principal bedroom with additional eaves storage and views across the park.

East Dulwich Road is enviably-located for the strong transport links into The City and West End from East Dulwich station (0.3 miles) and Peckham Rye station (0.8 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.
There are a host of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane, North Cross Road and Bellenden Road as well as a choice of excellent schools, parks and green spaces.

The property further benefits from indirect access onto a gorgeous 100-ft communal garden with mature shrubs - and some historic Japanese Knotweed; which has now been chemically treated.

EPC: D | Council tax band: C | Lease: 963 years remaining | SC: £75pm | GR: Nil | BI: TBC

# Floorplan

**East Dulwich Road, SE22**
Total* = 77.5 sq. m / 834.7 sq. ft
Third Floor = 50.8 sq. m / 546.9 sq. ft
Second Floor = 26.7 sq. m / 287.9 sq. ft
[ ] = Reduced head room below 1.5m

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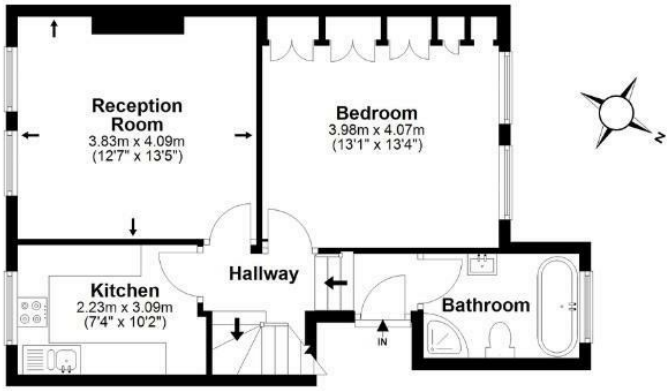
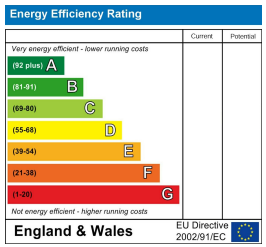
## Third Floor




## Second Floor

*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

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