

Barry Road, SE22 | Offers In Excess Of £400,000

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In General

- Split-level one bedroom
- Period conversion
- Over 660 Sq Ft
- 63ft private section of garden
- Good condition throughout
- Architects drawing to create second bedroom
- Subject to planning and freehold consent
- Strong transport links

In Detail

Charming, spacious and beautifully bright split-level apartment at the top of this gorgeous building in the heart of residential East Dulwich.

Barry Road is enviably located for the excellent parks and green spaces as well as the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road. There are strong transport links into The City and West End from East Dulwich station (1.1 miles) and Forest Hill station (1.3 miles) along with bus/cycle routes through the neighbouring Peckham Rye, Dulwich Village and Camberwell.

Boasting over 660 Sq Ft of internal space that has been lovingly maintained by the current owner - there is also indirect access onto a gorgeous 63x 28 ft private section of garden with mature shrubs and a shed. On the first floor, there is a 14x13 ft bay-fronted reception room with an attached fitted kitchen along with a modern bathroom. Up to the second floor is the large 14-ft bedroom area with additional storage room and utility area with views over the gardens.

There is potential to remodel the top floor into two double bedrooms with architects drawings in place, subject to planning and freeholder consent.

EPC: D | Council tax band: C | Lease: 101 years remaining | SC: £1,235 (incl. £200 GR) | BI: incl. in SC





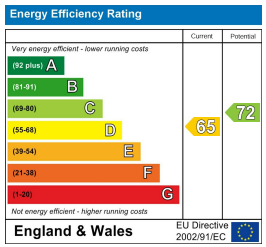

Floorplan

258B Barry Road
Total* = 61.6 sq m / 662.8 sq ft
First Floor = 31.9 sq m / 323.1 sq ft
Second Floor = 29.7 sq m / 319.7 sq ft
= Reduced head room below 1.5m

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*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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