**Dunstans Road, SE22 | Offers In Excess Of £600,000**

02087028222

eastdulwich@pedderproperty.com

pedder
We live local

# In General

- Two double bedrooms
- Private garden
- 14-ft garden office
- Period conversion
- Excellent condition throughout
- Desirable, residential road
- Share of Freehold

# In Detail

Stunning, charming and beautifully bright two-bedroom period conversion with gorgeous private garden on this desirable road in the heart of East Dulwich.

Dunstans Road is enviably located for the excellent primary and secondary schools of SE22 as well as the parks and green spaces - including Dulwich Park and Peckham Rye Park. There are a host of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane, Forest Hill Road and North Cross Road.

There are strong transport links into The City and West End from East Dulwich station (1.2 miles), Peckham Rye station (1.5 miles) and Honor Oak Park station (1.2 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Forest Hill.

Boasting over 660 Sq Ft of internal space, this ground floor apartment has been lovingly modernised and maintained by the current owners. There is a 19x10 ft open-plan kitchen reception which opens out onto the stunning 40-ft private garden and includes a 14x9 ft garden office.  There is a modern family bathroom and two comfortable double bedrooms - including the 14x12 bay-fronted principal bedroom.

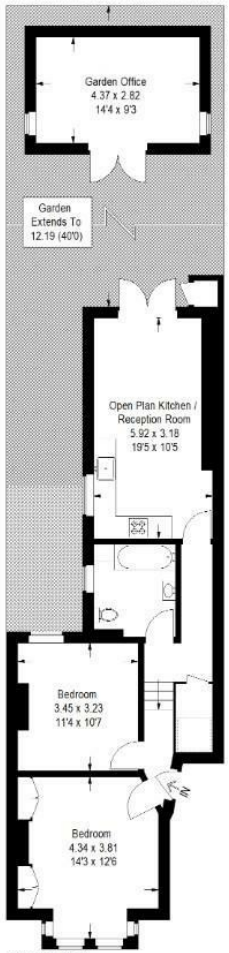
Share of Freehold.

EPC: D | Council tax band: C | Underlying lease: 97 years, 9 months remaining | GR: £0 | SC: £0 | BI: £450

# Floorplan

**Dunstans Road, SE22**

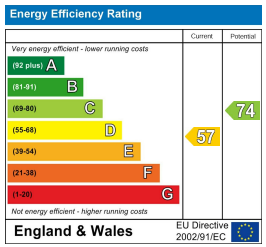
**Approximate Gross Internal Area**
**61.9 sq m / 666 sq ft**
**Garden Office = 12.9 sq m / 139 sq ft**
**Total = 74.8 sq m / 805 sq ft**




**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.




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.