



The Gardens, SE22 | Offers In Excess Of £400,000

02087028222

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

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## In General

- Two bedrooms
- Period conversion
- Communal rear garden
- Central garden square
- Gentle modernisation required
- CHAIN FREE
- Viewings to start in January

## In Detail

CHAIN FREE - Charming and beautifully bright two bedroom period conversion on this desirable, residential road between East Dulwich and Peckham Rye.

The Gardens is enviably located for the independent shops, bars and restaurants of Lordship Lane, North Cross Road and Bellenden Road with an array of parks and green spaces nearby. There are strong transport links into The City and West End from Peckham Rye station (0.9 miles) and East Dulwich station (0.7 miles) as well as bus/cycle routes through the neighbouring Nunhead, Camberwell and Honor Oak Park.

Boasting 520 Sq Ft of internal space as well as indirect access onto a shared rear garden – as well as the picturesque gated communal garden square. The first floor apartment enjoys a 16x15-ft bay-fronted open-plan kitchen-reception and would benefit from some gentle modernisation.

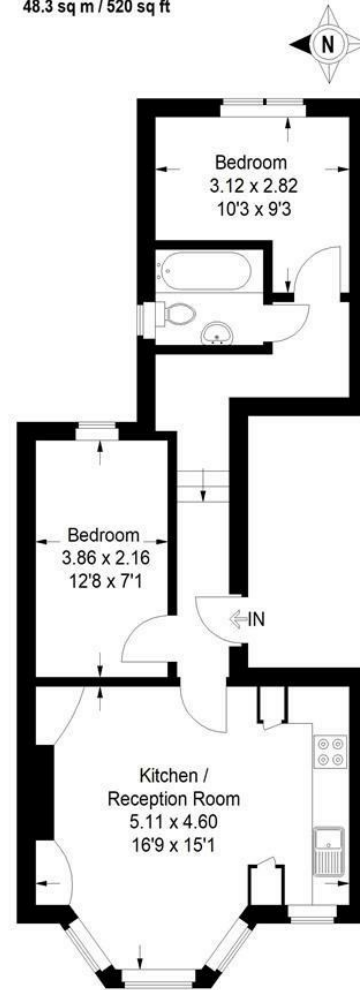
EPC: D | Council Tax Band B | Lease: 990 years remaining | SC: ad hoc | GR: £0 | BI: £70 pcm



# Floorplan

## The Gardens, SE22

Approximate Gross Internal Area  
48.3 sq m / 520 sq ft



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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                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 102 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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