



Silvester Road, SE22 | £800,000

02087028222

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

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# In General

- Two double bedrooms
- Period half-house
- Over 730 Sq Ft
- Good condition
- Potential to extend (STPP)
- Desirable, residential road
- Freehold house
- Chain Free

# In Detail

CHAIN FREE - Charming and desirable two bedroom period half-house on this desirable residential road in the heart of East Dulwich, SE22.

Boasting over 730 Sq Ft of internal space with huge potential to loft extend and kitchen extend - subject to planning permission. There is a 24-ft double reception room with plenty of light which leads through the kitchen and onto the 24ft low maintenance private garden.

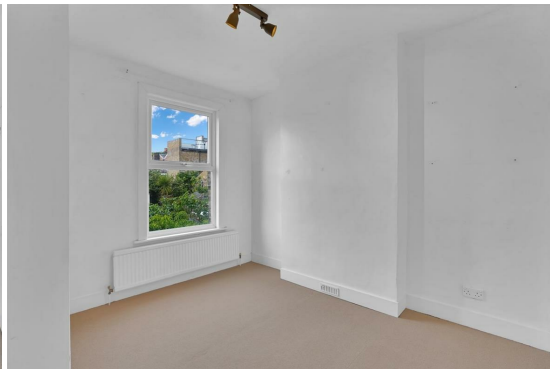
Upstairs are two comfortable double bedrooms - including the 13-ft principal room - and access up into the loft.

Silvester Road is enviably-located for the excellent primary and secondary schools nearby as well as a choice of gorgeous parks and green spaces. There are a host of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane and North Cross Road.

There are strong transport links into The City and West End from East Dulwich station (0.7 miles) and Peckham Rye station (1.3 miles) as well strong bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

Early viewing recommended.

EPC: D | Council tax band: D



# Floorplan

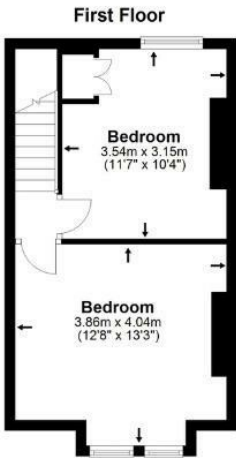
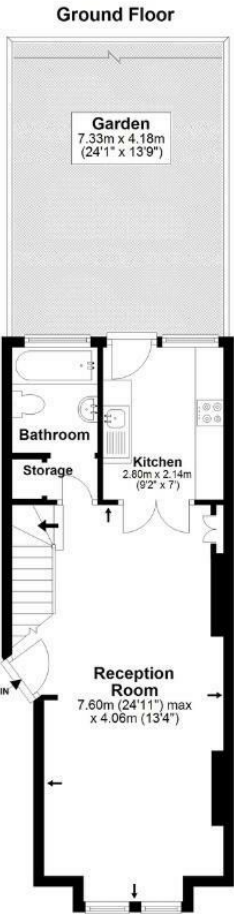
**Silvester Road, SE22**

Total\* = 68.2 sq. m / 734.4 sq. ft

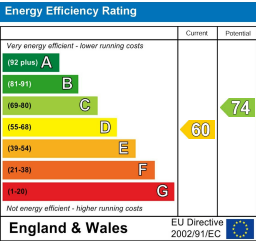
First Floor = 29.4 sq. m / 316.7 sq. ft

Ground Floor = 38.8 sq. m / 417.7 sq. ft

□ = Reduced head room below 1.5m



\*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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