Hindmans Road, SE22 | £450,000

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In General

- One double bedroom
- Private garden
- Period conversion
- Desirable, residential road
- Over 440 Sq Ft
- Excellent condition throughout
- Share of Freehold

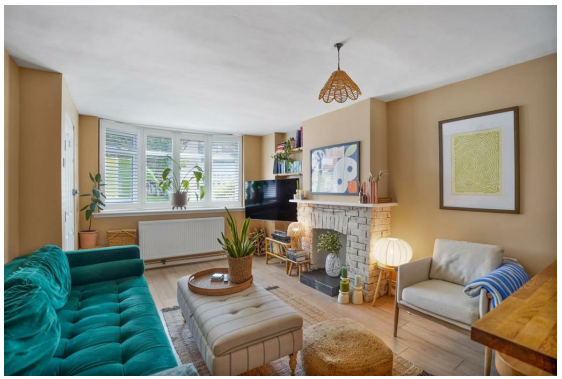
In Detail

Gorgeous, charming and beautifully-bright period conversion with a stunning private garden ideally located in the heart of East Dulwich, SE22.

Boasting over 440 Sq Ft of internal space which has been lovingly maintained by the current owner - who are upsizing out of London. There is a wonderful 24 ft open-plan kitchen reception, a modern bathroom and a 13x8 ft double bedroom with built-in-wardrobes. The 20x15 ft low-maintenance private garden gets plenty of afternoon sun - ideal for that morning coffee and evening glass of something fizzy.

Hindmans Road is enviably located for the excellent parks and green spaces nearby as well as the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road with one of south London's finest artisan bakery's just stumbling distance away.
There are strong transport links into The City and West End from East Dulwich station (0.7 miles) and Peckham Rye station (1.4 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

EPC: C | Council tax band: B | Lease: 966 years remaining | GR: Nil | SC: Nil | BI: £260 pa



Floorplan

Hindmans Road, SE22
Total* = 41.2 sq. m / 442.9 sq. ft
Ground Floor = 41.2 sq. m / 442.9 sq. ft

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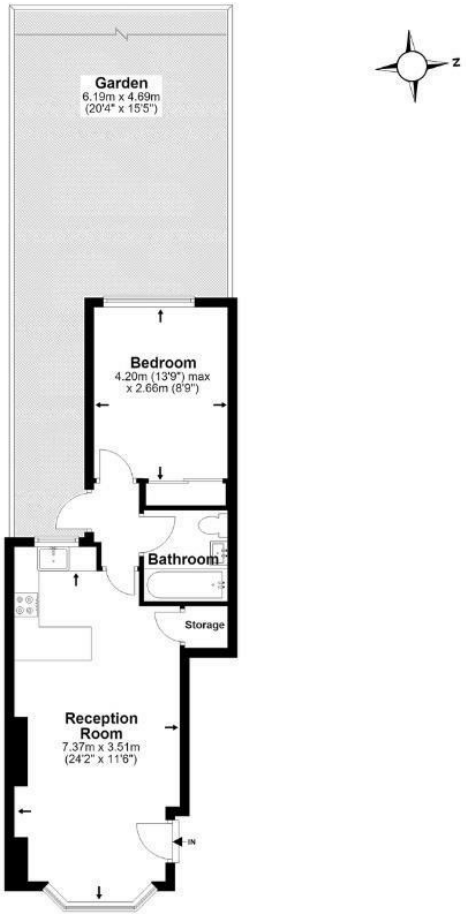
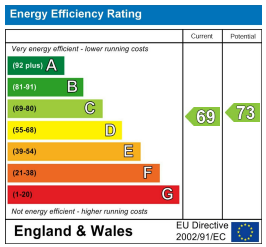
Ground Floor



*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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