



East Dulwich Road, SE22 | Offers In Excess Of £650,000

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# In General

- Two bedrooms
- 57-ft private garden
- Double fronted, period conversion
- Access to large cellar/basement
- Garden storage room
- Over 1,080 Sq Ft
- Potential to modernise and remodel
- Share of Freehold

# In Detail

CHAIN FREE - Charming, spacious and characterful double-fronted period conversion with direct access onto a large private garden in the hubbub of the ever-popular East Dulwich, SE22.

Boasting over 1,080 sq ft of internal space including the large basement with an additional garden storage room at the end of a beautiful 57-ft garden. There is huge potential to modernise and re-model with extension options available (STPP).

There is a sumptuous 19x13 ft bay-fronted principal bedroom with gorgeous high ceilings along with an additional bedroom - currently enjoying a raised sleeping area/bunk. There is a 13x11 ft reception room that opens out onto the side return adjacent to the 16x14 kitchen-breakfast room with the family bathroom at the rear.

Perched on the corner of Goose Green roundabout, East Dulwich Road offers enviable access to the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road as well as the gorgeous parks and green spaces - including Goose Green Park.

There are strong transport links into The City and West End from East Dulwich station (0.3 miles) and Peckham Rye station (0.9 miles) as well as the bus/cycle routes through the neighbouring Herne Hill, Dulwich Village and Denmark Hill.

Share of Freehold.

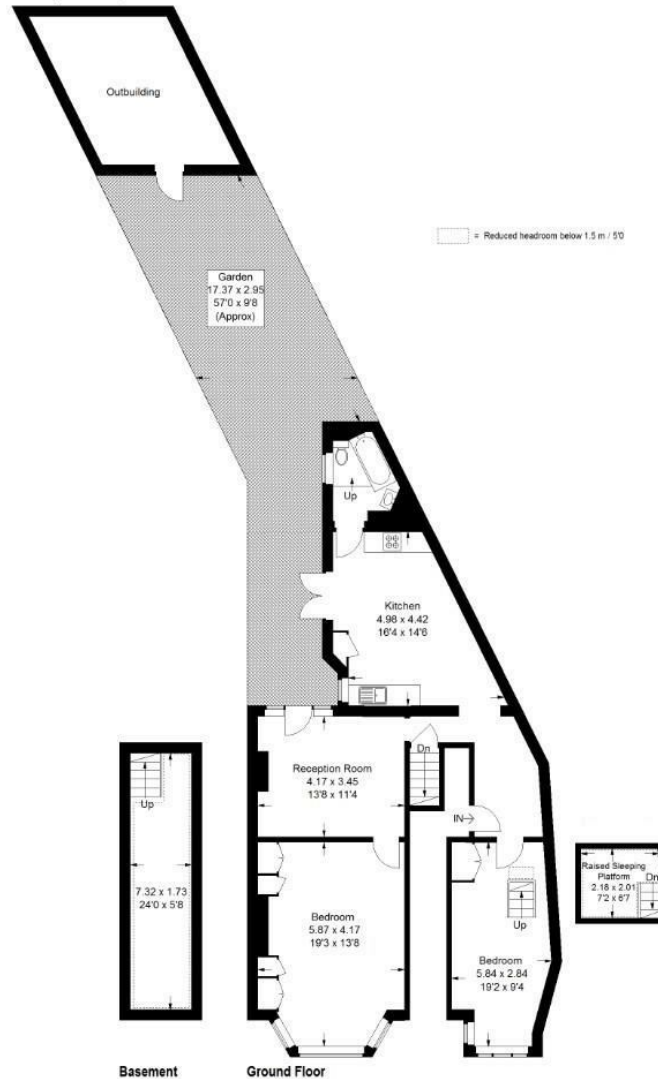
EPC: D | Council tax band: C | Lease: TBC years remaining | GR: £0 | SC: approx £480 pa | BI: £897.31 pa



# Floorplan

East Dulwich Road, SE22

Approximate Gross Internal Area  
(Excluding Raised Sleeping Platform / Outbuilding)  
100.8 sq m / 1086 sq ft



Basement Ground Floor

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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	
Current	Potential
Very energy efficient - lower running costs	
102 plus) <b>A</b>	73
81-101) <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>	
58	73
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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