Rodwell Road, SE22 | Offers In Excess Of £425,000

02087028222

eastdulwich@pedderproperty.com

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In General

- One double bedroom
- Additional mezzanine area
- Period conversion
- Excellent condition throughout
- Desirable, residential road
- CHAIN FREE
- Share of Freehold

In Detail

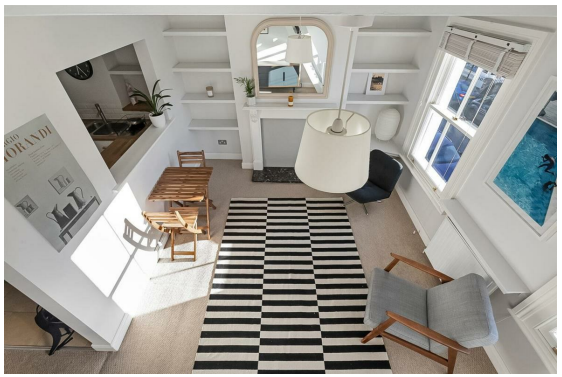
CHAIN FREE - Gorgeous and beautifully bright one-bedroom period conversion on this desirable, residential road in the heart of East Dulwich, SE22.

Rodwell Road is enviably-located for the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road as well as a choice of gorgeous parks and green spaces.
There are strong transport links into The City and West End from East Dulwich station (0.8 miles) and Peckham Rye station (1.4 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Forest Hill.

Boasting 400 Sq Ft of internal space which has been lovingly modernised and maintained by the current owner - there is an additional 136 Sq Ft mezzanine; ideal for storage or as a study area. There is a comfortable 15-ft reception room with an attached fitted kitchen. There is a 9x8 ft bedroom with vaulted ceiling and a comfortable modern bathroom.

Share of Freehold

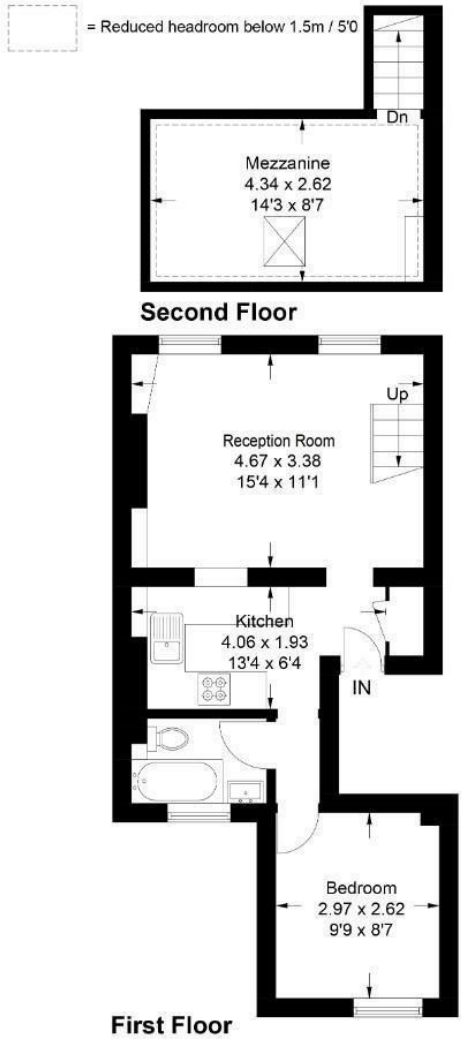
EPC: D | Council tax band: B | Lease: 989 years remaining | GR: Nil | SC: Nil | BI: £610 pa



Floorplan

Rodwell Road, SE22

Approximate Gross Internal Area = 37.2 sq m / 400 sq ft (Excluding Mezzanine)
Mezzanine = 12.6 sq m / 136 sq ft



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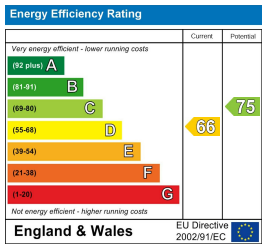
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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