

**BARRY ROAD SE22**

**FREEHOLD**

**£1,700,000**



## SPEC

Bedrooms : 6  
Receptions : 2  
Bathrooms : 2

Lease Length :  
Service Charge :  
Ground Rent :

## FEATURES



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Four Storey Five/Six Bedroom Victorian Townhouse with Big Garden



Rare to the market, this elegant property is set back from the road, behind a sizeable front garden with its own topiary peacock, wisteria and living-roof bike shed. Inside, the property boasts in excess of 2400 square feet of living space and is in a fantastic location being perfectly placed for Northcross Road Market and Peckham Rye Park, both being merely a couple of minutes' walk away.

This house has been lovingly restored and renovated by its current owners and now stands proudly along the tree lined Barry Road, a well liked residential street in East Dulwich being ideally located for that Lordship Lane and East Dulwich has to offer. Treats include many period features, fantastic living areas, double bedrooms throughout, private front and rear gardens, immense kitchen diner expanding to nearly 30ft, utility room, lower ground w.c, three bathrooms, five bedrooms and an upstairs drawing room as well as welcoming family snug off the kitchen.

Step through the front door to find yourself in an eye-catching hallway, L-shaped with wooden flooring and an ornate ceiling. Left is a beautiful reception/bedroom fronting the street with striped floorboards and a pretty fireplace, beautiful ceiling and picture rail. At the rear of the floor is an upstairs drawing room with floor to ceiling sash windows, period wood burner, picture rails and high skirting boards.

A staircase drives downwards just outside the door here, taking you into the most magnificent kitchen/diner. A run of fitted units takes the left hand wall with a Butler's sink, five ring range and thick wooden worktops. There is additional fitted storage opposite and bespoke Lebanese Cedar wooden shelving and a space under the stairs for shoes, coats or even a dog basket! There's also a downstairs loo and a utility room. There is a family snug off the kitchen -so the kitchen really is the heart of the home in this property.

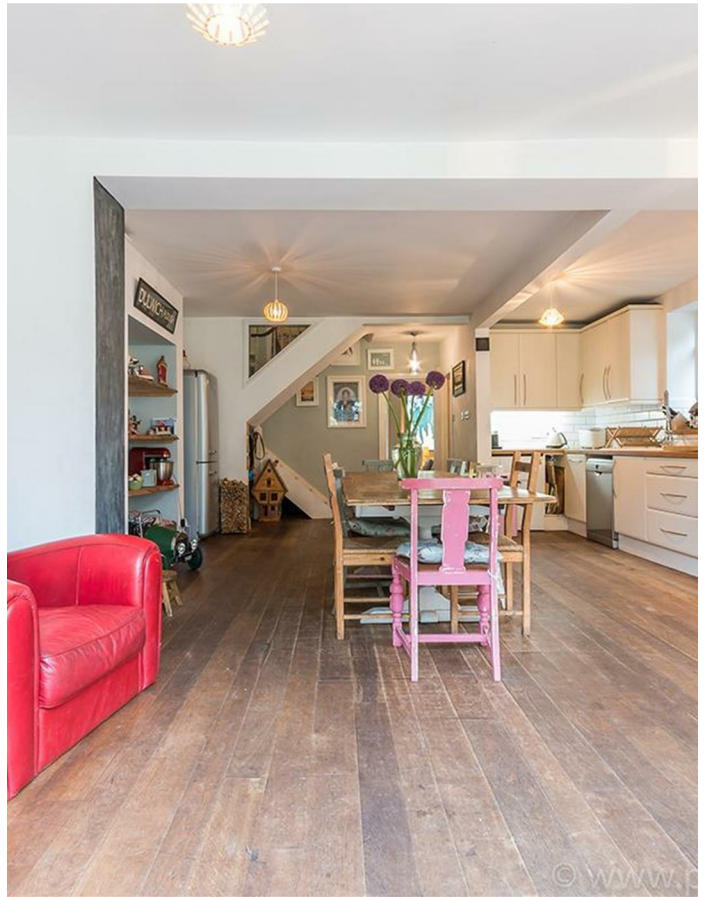
Leading from the kitchen are French doors on to the garden, which has a Victorian reclaimed cast iron spiral staircase leading to the first floor flat roof. There are two patio areas - firstly, by the side return, is a paved area perfect for BBQ's and the back patio gets the evening sun. The rest of the space is mainly laid with lawn and a herbaceous border which includes potatoes, strawberries, beans and blackcurrants among the flowers.

On the first floor is a wonderful master bedroom taking its traditional place across the front of the house. The beauty here is the walk through dressing area! Back on the landing, you spy a fabulous shower room and an additional gorgeous double bedroom which faces the garden with a stand-alone cast iron bath, just like a hotel! An immaculately turned out double bedroom at the rear of the house makes a wonderful guest room. On the second floor are two further doubles (both 18 feet) enjoying dormer windows eaves ceilings and fireplaces. Both are decorated with a good eye and the family bathroom on this floor is another well-planned addition.

Barry Road is a wide, tree-lined street close to Lordship Lane. The number 12 bus sweeps past the house taking you straight into the West End. Or jump off at Peckham Rye station and catch a train to London Bridge, Victoria or the London Overground line connection. North Cross Road and its boutiques is a 5-minute walk - go on a Saturday for the most wonderful fresh food stalls. Two minutes away - is the popular Clockhouse pub and the rolling green spaces of Peckham Rye Park. Heber / St Anthony's are -your nearest primary schools and the property is also within the catchment area of the new Charter East Dulwich Secondary School.

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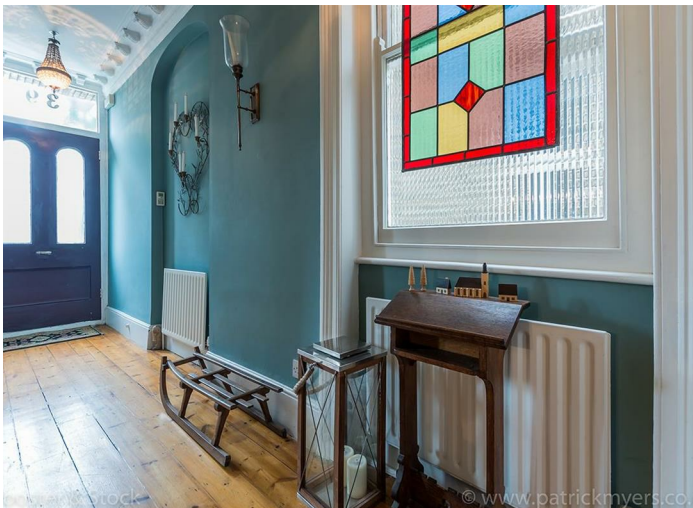


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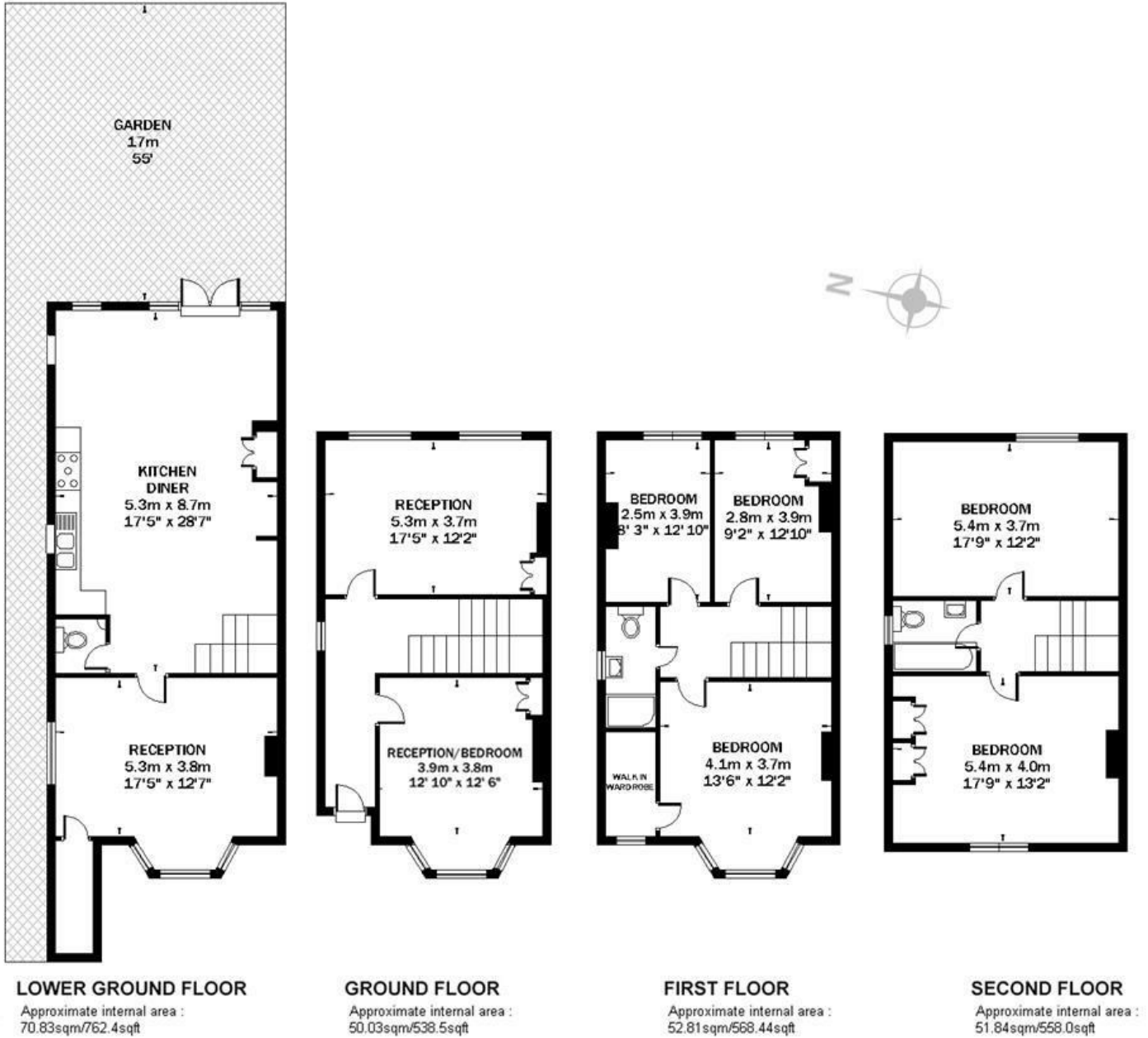
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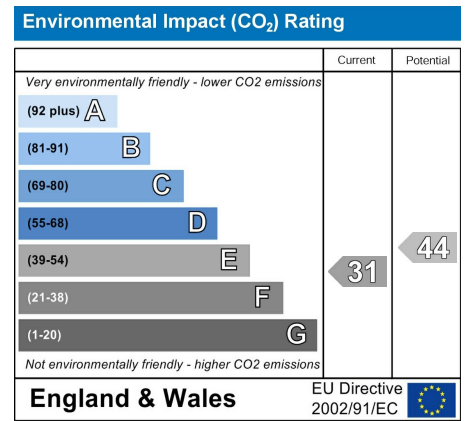
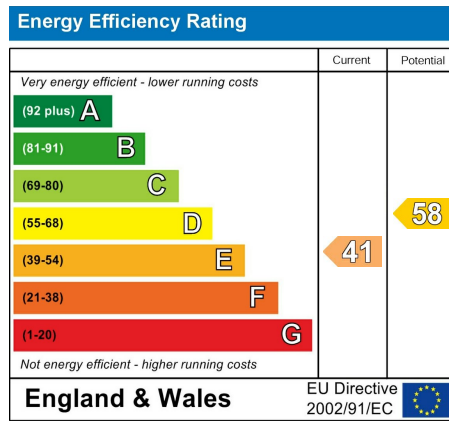
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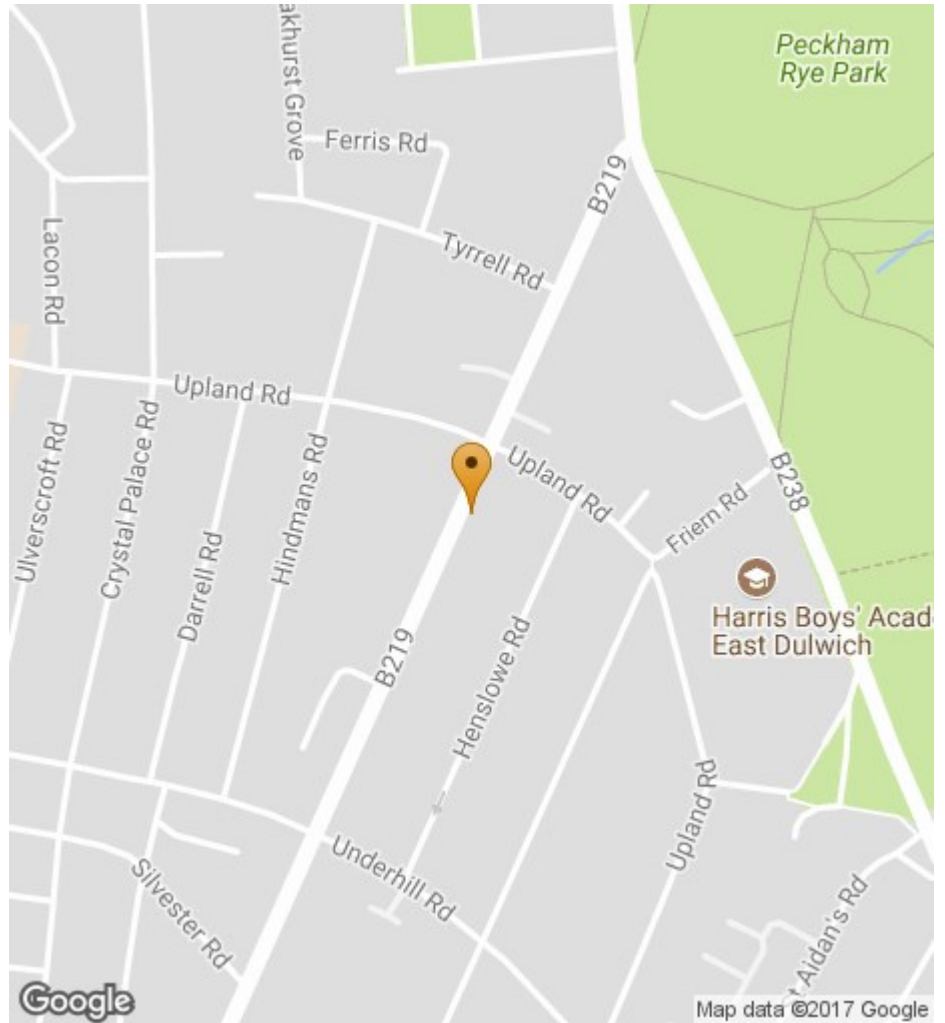
**TOTAL APPROX FLOOR AREA**  
Approximate internal area : 225.51sqm/2427sqft  
Measurements for guidance only / Not to scale

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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



17 Nunhead Green  
 London SE15 3QQ  
 020 7952 0595  
 sales@woosterstock.co.uk