



Dunstans Road, London SE22 0ES

welcome to

Dunstans Road, London

Turn-key TWO BEDROOM GARDEN FLAT in prime East Dulwich, near Peckham Rye Park & Dulwich Park.

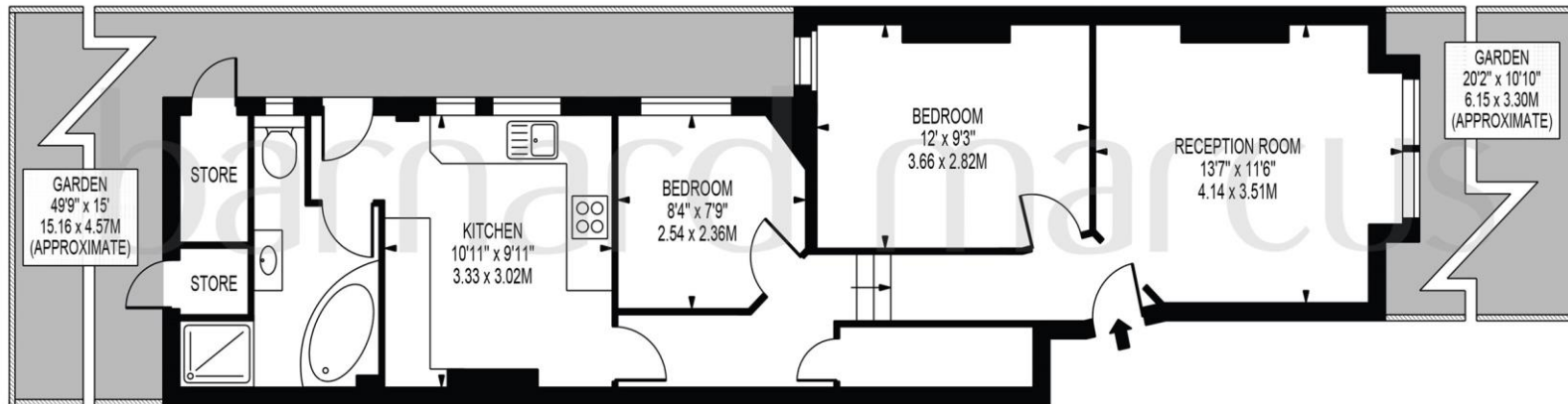
Features Victorian charm, modern upgrades, shared rear garden. Close to Lordship Lane, top schools, and transport links—ideal for first-time buyers and professionals



DUNSTANS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 609 SQ FT - 56.58 SQ M
(EXCLUDING STORES)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORES: 25 SQ FT - 2.32 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Entrance Hall

Reception Room

13' 7" x 11' 6" (4.14m x 3.51m)

Bedroom One

12' x 9' 3" (3.66m x 2.82m)

Bedroom Two

8' 4" x 7' 9" (2.54m x 2.36m)

Kitchen

10' 11" x 9' 11" (3.33m x 3.02m)

Bathroom

Front Garden

20' 2" x 10' 10" (6.15m x 3.30m)

Rear Garden

49' 9" x 15' (15.16m x 4.57m)

Share Of Freehold

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Dunstans Road, London

- TWO BEDROOM
- GARDEN FLAT
- SHARE OF FREEHOLD
- CHARACTER FEATURES
- IDEAL FOR FIRST TIME BUYERS

Tenure: Freehold EPC Rating: D

offers in excess of

£535,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM102012



Property Ref:
PKM102012 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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