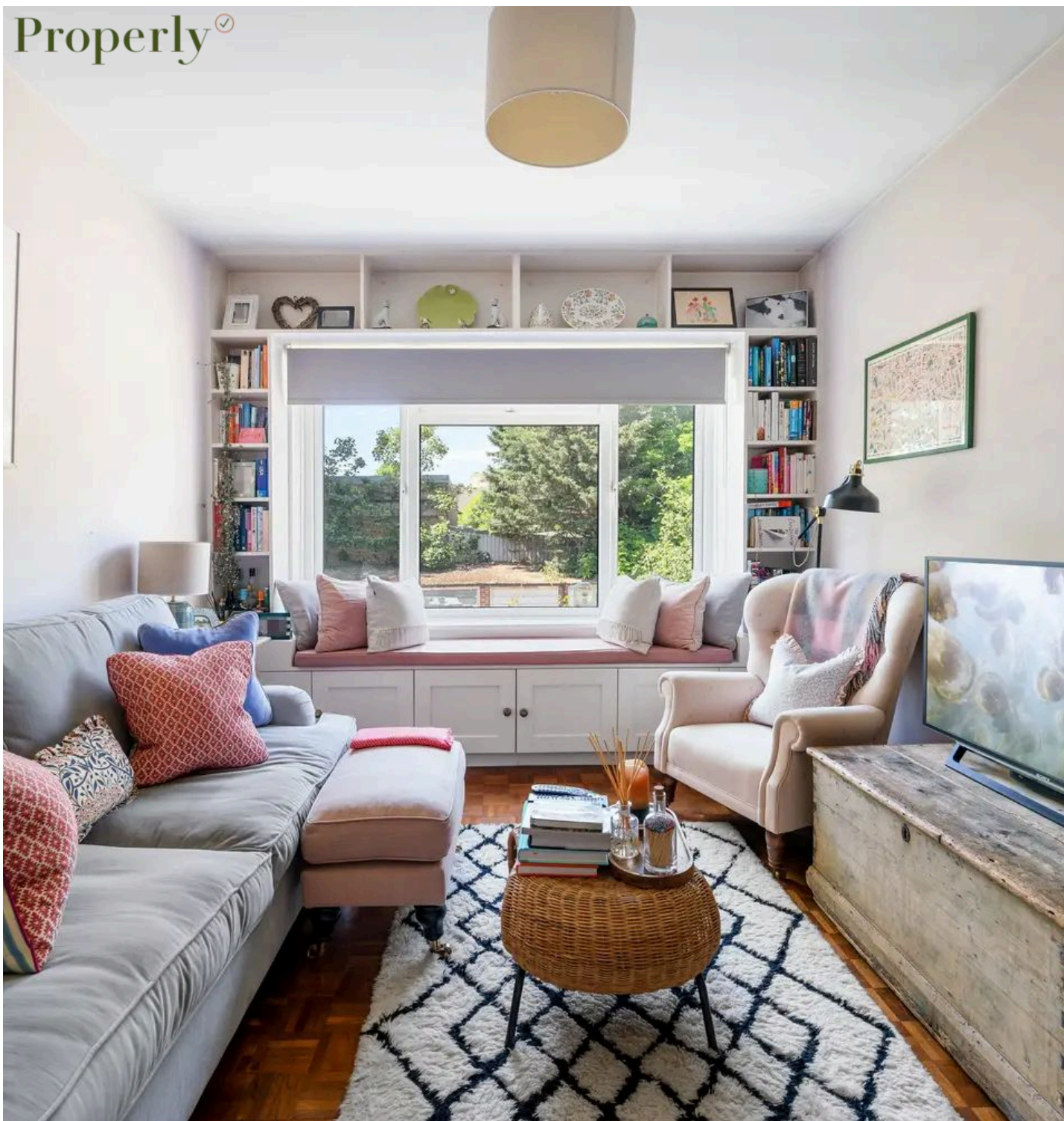




Kings Court, Barry Road, SE22

London

Offers Over £325,000



- One double bedroom
- First floor flat
- Reception room
- Modern kitchen and bathroom
- Garage
- Off street parking
- Well maintained communal garden
- Long lease

Lease length - 146 years remaining

Service charge c.£820 (01/01/25 - 31/12/25)

Ground rent £80/annum

Ground rent (garage) £1,440/annum





Kings Court Barry Road, London

This one bedroom first floor flat has plenty of character and is ideally located, next to Peckham Rye Park. The entrance hall is generously proportioned and sets the tone for the rest of the flat. There are striking checkerboard parquet floors in the hallway, bedroom and reception room, and warm, muted tones of green and pink on the walls work beautifully alongside the flooring. Bespoke cabinetry including a window seat has been built to frame the window in the reception room, which has a particularly open and green outlook to the rear. The property has a good feeling of natural light throughout and the layout is very efficient – a common design trait and benefit of purpose built properties.

The bedroom is generously sized with plenty of room for a large double wardrobe and benefits from the same green Northerly aspect as the reception room to the rear. Both the kitchen and the bathroom have been recently refurbished, with a calm neutral palette and metro tiling.

This unassuming, low-rise, brick fronted block, sits in a slightly set-back position on Barry Road in East Dulwich, right next to Peckham Rye Park. The building is flanked on the front and rear facades with mature trees and shrubs. The flat is located on the Northern side of the building, away from the road which is quite evident from the inside as it is distinctly quiet.

The flat is extremely conveniently located and well connected, with East Dulwich station just over a 15 minutes' walk and Peckham Rye station is also within easy walking distance. There is a huge choice of good local pubs, bars, restaurants and shops on nearby Lordship Lane and Peckham Rye, as well as the popular Northcross Road Market.

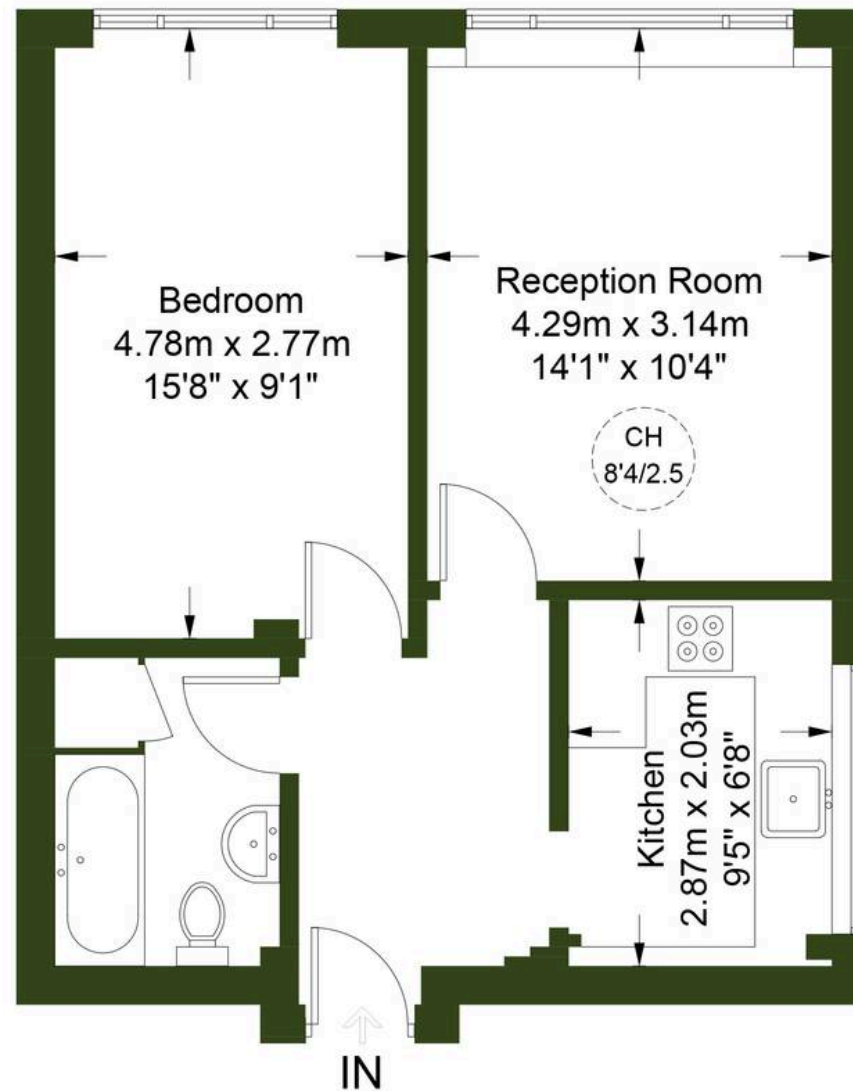






Kings Court, SE22

Approximate Gross Internal Area = 477 sq ft / 44.3 sq m



First Floor



Certified
Property
Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID971648)

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