



Colyton Road, SE22
£550,000

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In general

- Two double bedrooms
- Private section of garden
- Period conversion
- Basement / cellar storage
- Share of Freehold
- Chain free

In detail

CHAIN FREE

Charming, characterful and beautifully bright two-bedroom period conversion with private garden between East Dulwich and Honor Oak Park.

Boasting over 650 Sq Ft of internal space – there are two comfortable double bedrooms including a 14-ft bay-fronted principal room, a modern family bathroom, a separate kitchen and spacious 15-ft reception leading out onto the garden. There is a private decked garden (demised to the property) ideal for hosting and entertaining that stretches out onto a sweeping communal garden with mature shrubs and trees. There is also a basement/cellar that is currently used for storage.

Colyton Road is enviably located opposite Peckham Rye Park and in close proximity to the independent shops, bars and restaurants of Lordship Lane, North Cross Road and Forest Hill Road. There are strong transport links into The City and West End from Peckham Rye station (1.3 miles) and Honor Oak Park station (1 mile) as well as bus/cycle routes through the neighbouring Nunhead, Forest Hill and Dulwich Village.

EPC: D | Council Tax Band: B | Lease: TBC years remaining | SC £ 325 pa | GR: Nil | Buildings Insurance: £1,623 pa



Floorplan

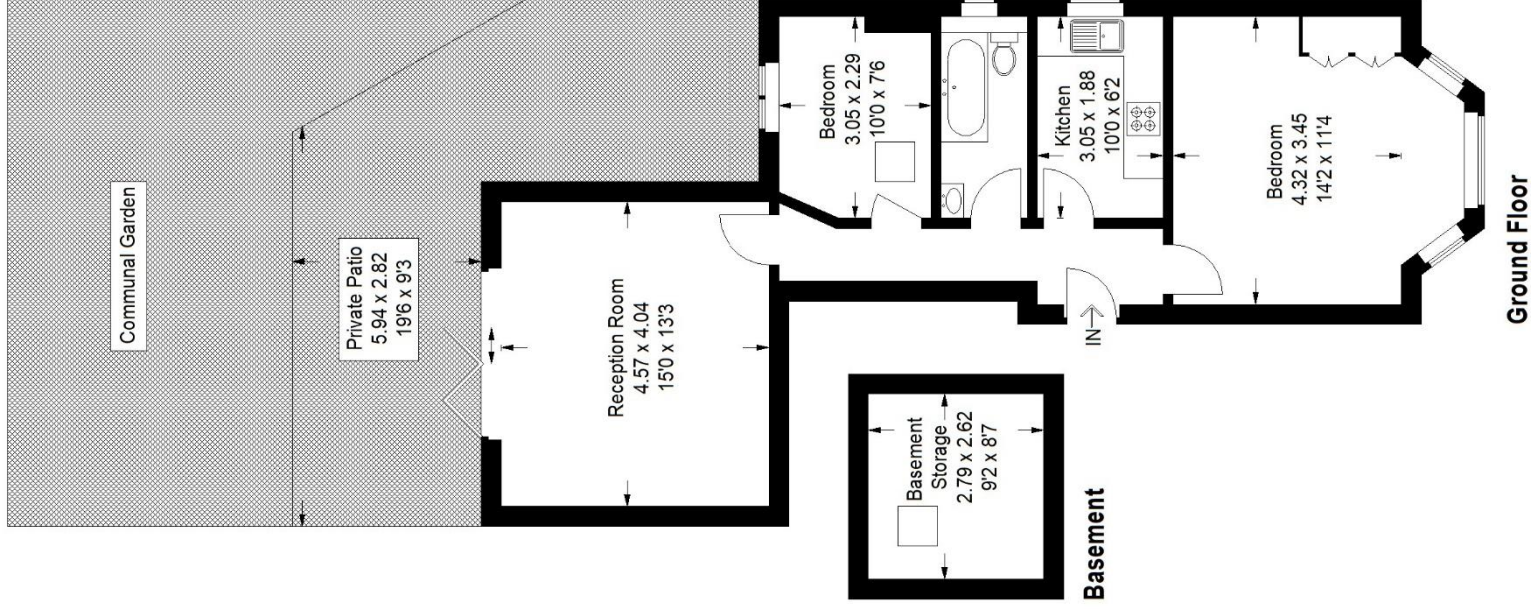
Colyton Road, SE2

Approximate Gross Internal Area

61.30 sq m / 660 sq ft

Basement Storage = 7.4 sq m / 80 sq ft

Total = 68.7 sq m / 740 sq ft



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