



Colyton Road, SE22
£525,000

0208 702 8222
pedderproperty.com

pedder



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

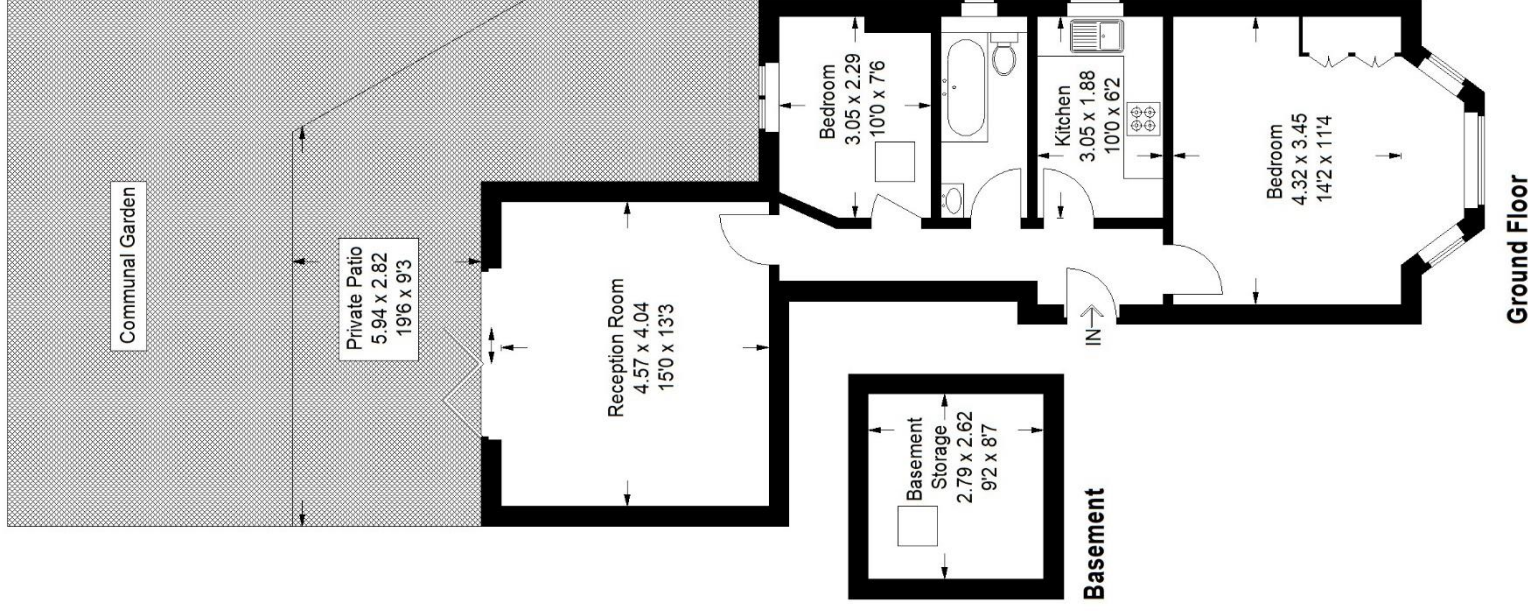
Colyton Road, SE2

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



Ground Floor

Copyright www.pedderproperty.com © 2024

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. 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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.