



Ryedale, SE22  
£400,000

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# In general

- CHAIN FREE
- One double bedroom
- Period conversion
- Private garden
- Potential to extend (STPP)
- Gentle modernisation required
- Tree-lined, residential road

# In detail

Exciting opportunity to modernise and potentially extend this charming period conversion with private garden in the residential heart of East Dulwich.

Boasting over 575 Sq Ft of internal space with a large, additional cellar and 20 x 20 ft private garden – the property could benefit from gentle modernisation in parts with potential to dig down into the basement (subject to planning permission). There is a 14-ft bay-fronted reception room with ornate cornicing as well as a comfortable double bedroom with a rear bay window overlooking the landscaped garden. Both the kitchen and bathroom are in perfect working order – but would benefit from being updated.

Ryedale is enviably located for the parks and green spaces, as well as the independent shops, bars and restaurants of Forest Hill Road, Lordship Lane and North Cross Road. There are strong transport links into The City and West End from Honor Oak Park (0.9 miles) and Peckham Rye (1.4 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Camberwell and Nunhead.

The vendor has informed us that a lease extension has been agreed with the freeholder.

EPC: E | Council Tax Band: B | Current lease: 49 years remaining | SC: Nil | GR: £120 | Buildings Insurance: £500 pa



# Floorplan

**Ryedale, SE22**

**Approximate Gross Internal Area  
(Including Cellar) 92.6 sq m / 997 sq ft  
(Excluding Cellar) 53.7 sq m / 578 sq ft**



□ = Reduced headroom below 1.5 m / 5'0"

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