



East Dulwich Road, SE22
OIEO £675,000

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In general

- Two bedrooms
- Two reception rooms
- Private section of garden
- Excellent condition throughout
- Set back from main road
- Unallocated parking

In detail

Gorgeous, spacious and charming two-bedroom period conversion with direct access onto a private garden ideally located between East Dulwich and Peckham Rye.

Boasting over 850 Sq Ft of internal space which has been lovingly maintained and modernised by the current owners. There is a sumptuous 19-ft bay-fronted reception room with high ceilings and original features as well as a separate dining room leading off of the modern kitchen. There are two comfortable bedrooms – a modern bathroom and a low-maintenance 33-ft private garden.

Set back from the main East Dulwich Road – there are strong transport links into The City and West End from East Dulwich station (0.6 miles) and Peckham Rye station (0.6 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Camberwell.

There are an array of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane, North Cross Road and Bellenden Road as well as a choice of parks and green spaces.

EPC: C | Council Tax Band: C | Lease: 151 years remaining | SC: £3,107 | GR: Nil | Buildings Insurance: Included in SC

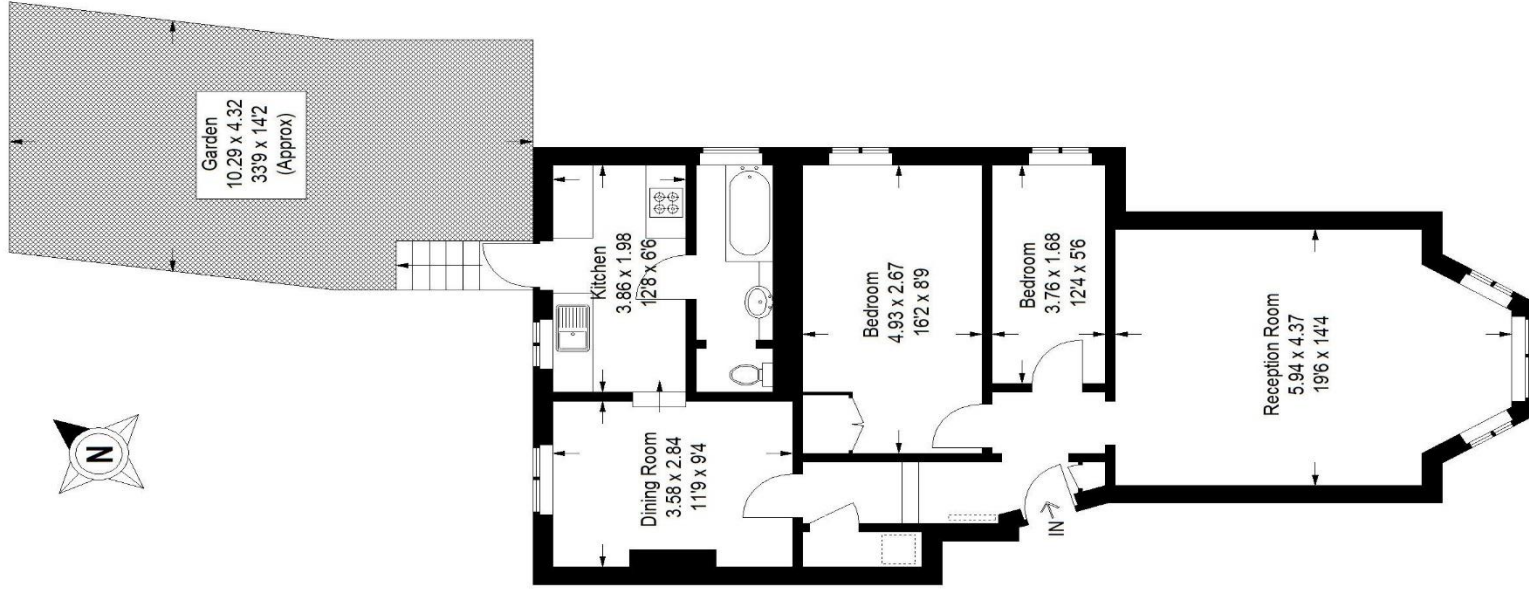


Floorplan

East Dulwich Road, SE22

Approximate Gross Internal Area

79.1 sq m / 851 sq ft



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 c	79 c

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