



Barry Road, SE22 | £775,000

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In General

- Two double bedrooms
- Two large reception rooms
- Kitchen and lean-to conservatory
- Two bathrooms
- Freehold
- SE22 Location
- Potential to extend (STPP) and modernise
- Chain free

In Detail

Large two bedroom half-house in need of modernisation in the heart of East Dulwich, sold with no onward chain.

Boasting over 1130 Sq. Ft. of internal space – with possibility to re-model and extend downstairs (STPP), this period property could be substantial in size from an unassuming faade.

The ground floor features spacious reception rooms with original features and fireplace, kitchen, bathroom and lean-to side extension. The property also benefits from over 27ft of west facing garden with potential to be landscaped.

Upstairs are two spacious double bedrooms, bathroom and access to the loft with potential to loft-extend (STPP). To the front of the property, there may be a possibility to create off-street parking with the relevant permissions from the local authority.

Well located, Barry Road benefits from regular bus services and nearby transport links into The City and West End from East Dulwich Station (1.0 miles) as well as cycle routes through the neighbouring Dulwich Village, Forest Hill and Peckham Rye. There are a host of excellent independent shops, bars, restaurants and coffee shops in this bustling neighbourhood, nearby North Cross Road provides an excellent market every Saturday.

In need of modernisation but with plenty of potential, this property offers an exciting project and would be ideal for a developer or experienced house-buyer to renovate and add to their portfolio.

EPC: D | Council Tax Band: B



Floorplan

Barry Road, SE22

Approximate Gross Internal Area
105.3 sq m / 1133 sq ft



Ground Floor

First Floor

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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		