



Barry Road, SE22 0JT

£360,000

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## In General

- Chain free
- One double bedroom
- Period conversion
- Located at back of building
- Good condition throughout

## In Detail

\*Guide Price £360,000-£380,000\* Gorgeous and charming one-bedroom period conversion in this striking building in the heart of East Dulwich.

Boasting 475 Sq Ft of internal space – this first-floor apartment is quietly set at the back of the building over-looking the neighbouring gardens. There is a 14x12 ft separate reception, a modern kitchen and family bathroom as well as the beautiful 13x12 ft double bedrooms at the back. The property is in good condition throughout, and comes with no onward chain.

Barry Road is ideally located for the excellent parks and green spaces as well as the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road. There are strong transport links into The City and West End from East Dulwich station (1.1 miles) and Forest Hill station (1.3 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Peckham Rye and Camberwell.

EPC: E | Council Tax Band: C | Lease: 103 years remaining | SC: £1,004 pa | GR: £200pa | BI: TBC

EPC: | Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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	



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