



St Aidans Road, SE22 0RP
£500,000

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In General

- CHAIN FREE
- Two double bedrooms
- Two bathrooms
- Loft-extended
- Period conversion
- Tree-lined, residential street
- Close to Peckham Rye Park
- Share of Freehold

In Detail

CHAIN FREE – Gorgeous, charming and spacious two double bedroom split-level period conversion in the heart of residential East Dulwich.

Ideally located for the strong transport links of Peckham Rye station (1.3 miles), Honor Oak Park station (1.0 mile) and East Dulwich station (1.1 miles) as well bus/cycle routes through the neighbouring Dulwich Village, Forest Hill and Camberwell. There is the glorious Peckham Rye Park and Common at the bottom of your road as well as other parks and green spaces nearby. There are an array of independent shops, restaurants and amenities on Forest Hill Road, Lordship Lane and North Cross Road along with excellent primary school options.

The loft-extended first floor apartment enjoys over 890 Sq Ft of internal space including a 15-ft eat-in kitchen and a spacious separate 15 x 13-ft bay-fronted reception room. Both bedrooms are spacious with the principal room up on the top floor enjoying an en-suite shower room.

EPC: E | Council Tax Band: C | Lease: 950 years remaining | SC: Nil | GR: Nil | Buildings Insurance: £330 pa

EPC: | Council Tax Band: C



Energy Efficiency Rating	
	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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