



Barry Road, SE22 | Offers In Excess Of £1,400,000

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# In General

- Four double bedrooms
- Two bathrooms
- Three reception rooms
- Stunning original features
- Potential to extend
- Gentle modernisation required
- 88-ft mature garden

# In Detail

Charming, grand and spacious double-fronted semi-detached Victorian family home in the heart of residential East Dulwich.

Barry Road offers enviable access to the excellent schools, parks and green spaces – including Dulwich Park and Peckham Rye Park – as well as strong transport links into The City and West End from East Dulwich station (1.0 mile) with bus and cycle routes through the neighbouring Dulwich Village, Herne Hill and Camberwell.

Boasting over 2,090 Sq Ft of internal space which has been lovingly maintained and period features nurtured by the current owners who are looking to downsize in the area. There is huge potential to further extend with gentle cosmetic work required in places.

To the ground floor there is a 17-ft bay-fronted separate reception room, a large study and a beautifully bright open-plan kitchen diner which opens out onto the impressive 88-ft garden.

Up the impressive semi-circular staircase to the first floor family bathroom and three comfortable double bedrooms as well as a utility room. Continue up into the loft-bedroom with en-suite shower room which enjoys some incredible city-skyline views over the rooftops of SE22.

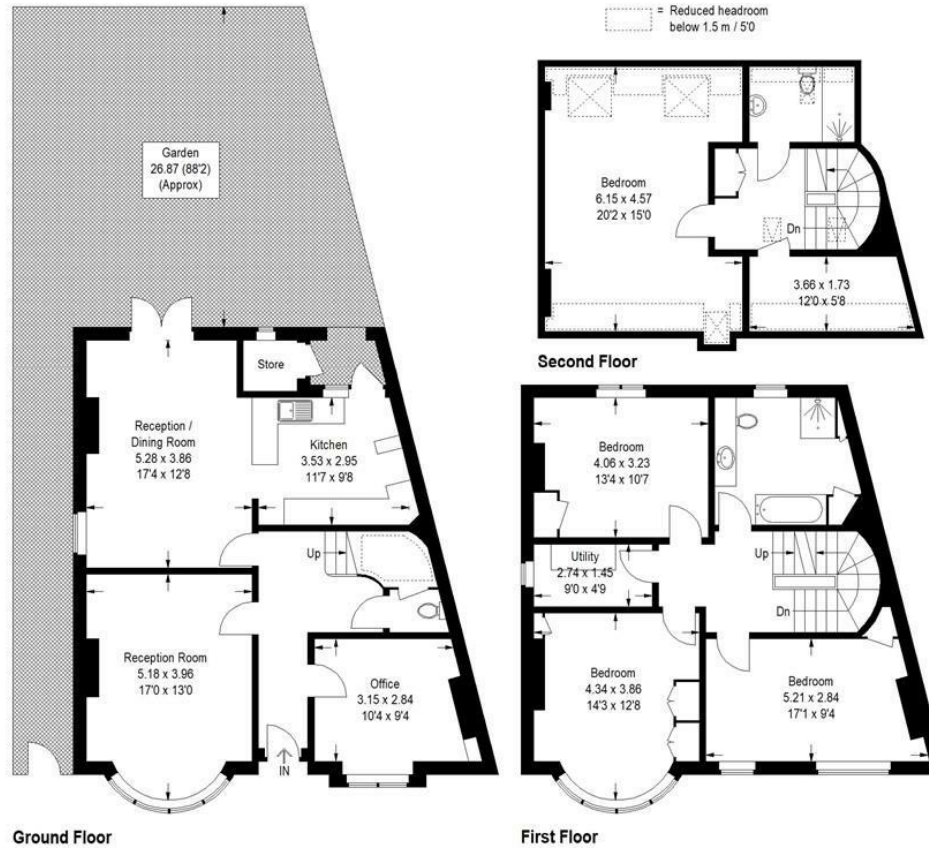
EPC: E | Council Tax Band: E



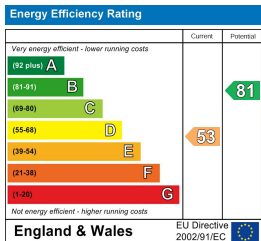
# Floorplan

## Barry Road, SE22

Approximate Gross Internal Area  
 Ground Floor (Excluding Store)  
 75.8 sq m / 816 sq ft  
 First Floor = 70.4 sq m / 758 sq ft  
 Second Floor = 48.1 sq m / 517 sq ft  
 Total = 194.3 sq m / 2091 sq ft



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