



Barry Road, SE22 | Guide Price £820,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local



In General

- Two double bedrooms
- Large, open plan reception room
- Modern kitchen
- Family bathroom
- 36ft West-Facing garden
- Potential to loft and kitchen extend (STPP)
- Desirable SE22 location
- Period features

In Detail

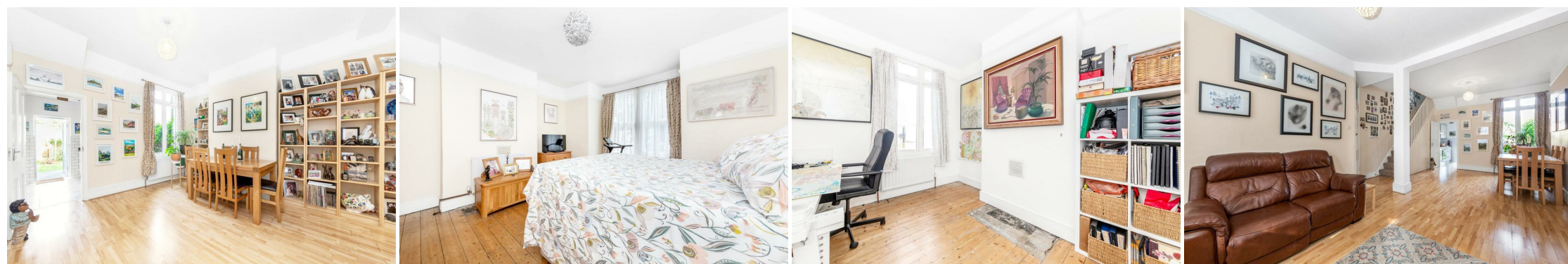
Guide Price £820,000-£840,000

Charming, spacious and well-maintained two bedroom half-house ideally located in the heart of residential East Dulwich.

Boasting over 920 Sq Ft of internal space with potential to loft-extend and kitchen-extend (STPP), there is a characterful, open-plan 28-ft reception with original fireplace, large bay window and high ceilings. The attached, fitted kitchen then opens out onto a fabulous low-maintenance 36ft west-facing garden. Upstairs are two spacious double bedrooms with high ceilings, a large modern bathroom and access to the loft.

Barry Road is enviably located for the independent shops, bars and restaurants of Lordship Lane and North Cross Road as well as the parks, green spaces and excellent local schools. There are strong transport links into The City and West End from East Dulwich Station (1 mile) and Peckham Rye station (1.5 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Forest Hill and Herne Hill.

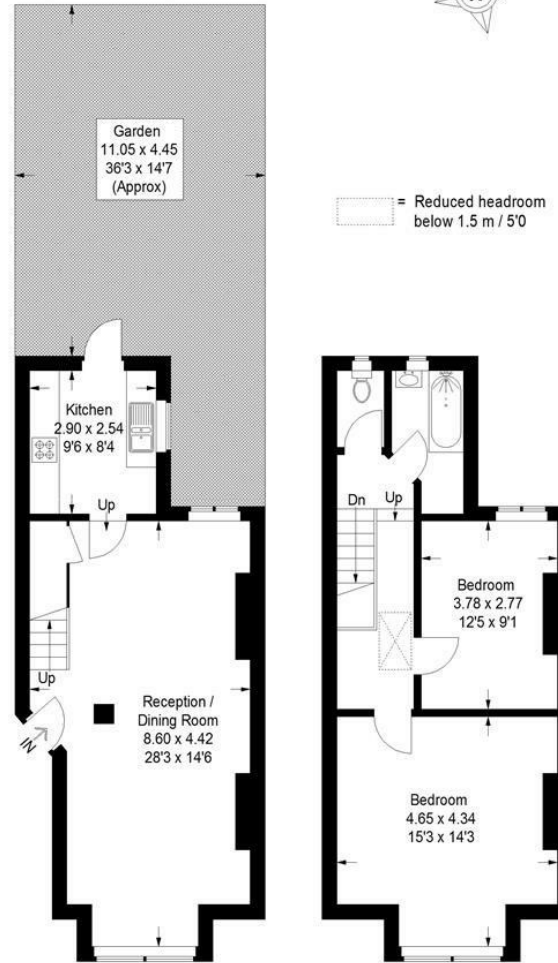
EPC: D | Council Tax Band: B



Floorplan

Barry Road, SE22

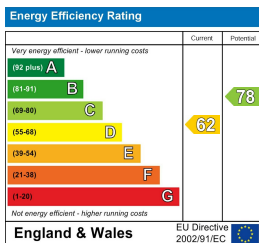
Approximate Gross Internal Area
85.9 sq m / 925 sq ft



Ground Floor

First Floor

Copyright www.pedderproperty.com © 2024
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. 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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.