



Barry Road, SE22 | £750,000

02087028222

[eastdulwich@pedderproperty.com](mailto:eastdulwich@pedderproperty.com)

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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

CHAIN FREE - Large two bedroom half-house in need of modernisation in the heart of East Dulwich.

Enviably located in the residential section of Barry Road - there is easy access to The City and West End from East Dulwich station (1 mile) and Peckham Rye station (1.4 miles) as well as as bus/cycle routes through the neighbouring Dulwich Village, Forest Hill and Herne Hill.

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.

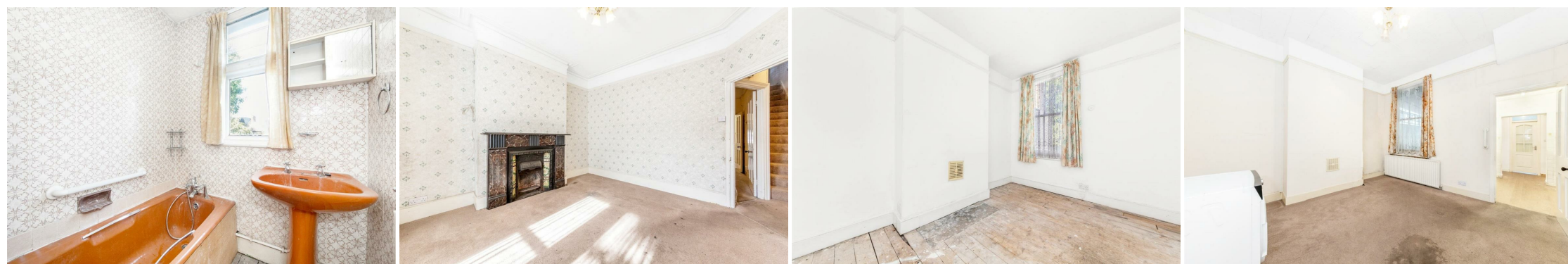
Boasting over 1130 Sq. Ft. of internal space – with the possibility to re-model and extend to the ground floor and up into the loft (STPP), this period property could be a substantial upside.

The ground floor enjoys a spacious 15-ft bay-fronted reception rooms with original features as well as a separate 12-ft dining room that leads out onto the conservatory extension adjacent to the kitchen. The property also benefits from a 27-ft of west-facing garden.

Upstairs are two spacious double bedrooms - including the 15-ft principal room, a family bathroom and access to the loft.

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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		59	69
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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