



The Gardens, SE22 | £425,000

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## In General

- Two bedrooms
- Period conversion
- Gentle modernisation required
- Over 530 Sq Ft
- Desirable, residential garden square
- CHAIN FREE

## In Detail

CHAIN FREE - Charming, spacious and beautifully bright two bedroom period conversion on this desirable residential garden square ideally-located between East Dulwich and Peckham Rye Park.

Boasting over 530 Sq Ft of internal space - there is plenty of potential for modernisation and re-modelling. There is a 14x10 bay-fronted reception room, a separate fitted kitchen, bathroom with a separate WC, a 13x10 ft double bedroom and an additional study/single bedroom.

The Gardens is enviably located on a quiet section of this Victorian garden square - with access to the locked residents'-only communal garden as well as Peckham Rye Park and Common. There are a host of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane, North Cross Road and Rye Lane as well as other parks and green spaces.

There are strong transport links into The City and West End from Peckham Rye station (0.8 miles) and East Dulwich station (0.7 miles) as well as bus/cycle routes through the neighbouring Nunhead, Dulwich Village and Camberwell.

EPC : D | Council Tax : C | Lease years remaining : 98 years | SC: Nil | GR: Nil | BI : £380.95

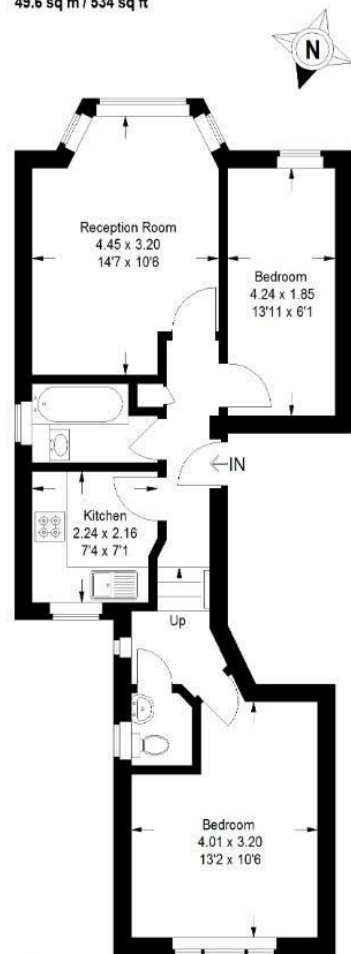




# Floorplan

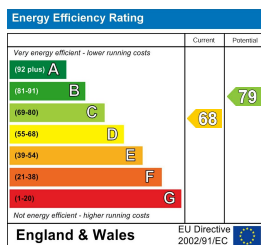
## The Gardens, SE22

Approximate Gross Internal Area  
49.6 sq m / 534 sq ft



### First Floor

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