



Gowlett Road, SE15 | Offers In Excess Of £550,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local



In General

- Three bedrooms
- Split level
- Period conversion
- Over 840 Sq Ft
- Potential to re-model/extend (STPP)
- CHAIN FREE

In Detail

CHAIN FREE - Guide price £575,000 - £600,000

A charming and spacious split-level period conversion ideally located between East Dulwich and Peckham Rye offering plenty of potential.

Boasting over 840 Sq Ft of internal space - the property has been well maintained; but would benefit from gentle modernisation in places with potential to re-model and potentially extend with a roof terrace subject to planning permission.

There is a 12x12 ft reception room with feature fireplace and bespoke cabinetry (currently used as a bedroom) adjacent to the separate 12x10 eat-in kitchen. There are three comfortable bedrooms including two large doubles with the 14x11 principal bedroom benefitting from huge eaves storage. There is a modern shower room and separate WC.

Gowlett Road is a desirable, tree-lined street enviably-located for the independent shops, bars, restaurants and coffee shops of Bellenden Road, Lordship Lane and North Cross Road as well as a host of parks and green spaces nearby. There are strong transport links into The City and West End from Peckham Rye station (0.7 miles) and East Dulwich station (0.6 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Denmark Hill and Nunhead.

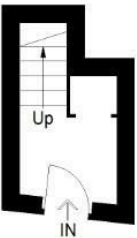
EPC: E | Council Tax Band: C | Lease: 113 years remaining | SC: £800 pa | GR: £175 pa | BI: £400 pa



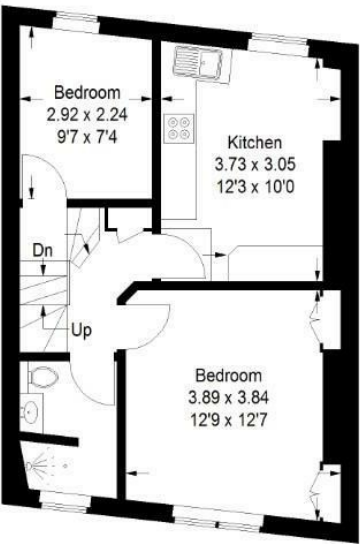
Floorplan

Gowlett Road, SE15

Approximate Gross Internal Area
(Excluding Eaves)
78.3 sq m / 843 sq ft

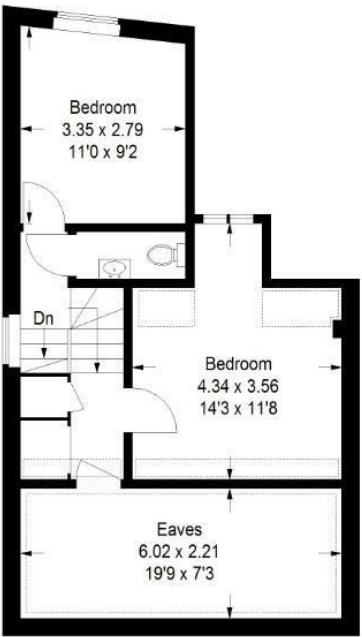


Ground Floor



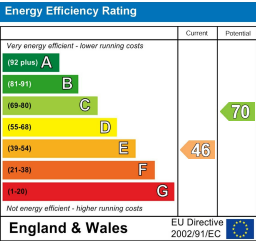
First Floor

Reduced headroom
below 1.5 m / 5'0



Second Floor

Copyright www.pedderproperty.com © 2025
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.