



Heber Road, SE22 | £580,000

02087028222

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

**pedder**  
We live local



# In General

- Two double bedrooms
- Private garden
- Split-level period conversion
- Over 775 Sq Ft
- Good condition throughout
- Desirable, residential road
- CHAIN FREE

# In Detail

Spacious, split-level two bedroom period conversion with direct access onto a private garden in the heart of East Dulwich. CHAIN FREE

Heber Road is enviably located for the independent shops, bars, restaurants and coffee shops of Lordship Lane as well as a choice of beautiful parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.8 miles) and Peckham Rye station (1.4 miles) as well as bus/cycle routes through the neighbouring Forest Hill, Dulwich Village and Denmark Hill.

Boasting over 775 Sq Ft of internal space - the property has been well-maintained by the current owner. As you enter through a private front door on the ground floor, there is a sumptuous 22-ft double reception room that leads through to a modern bathroom and separate kitchen with access out onto the 18x17 ft low-maintenance private garden.

Downstairs are two comfortable double bedrooms with natural light and reasonable ceiling height - including the 13x12 ft principal bedroom with floor-to-ceiling wardrobes.

EPC: D | Council Tax Band: C | Lease: 86 years remaining | SC: Ad-Hoc | GR: Nil | BI: £1,250

1

2

3

4

5

6

7

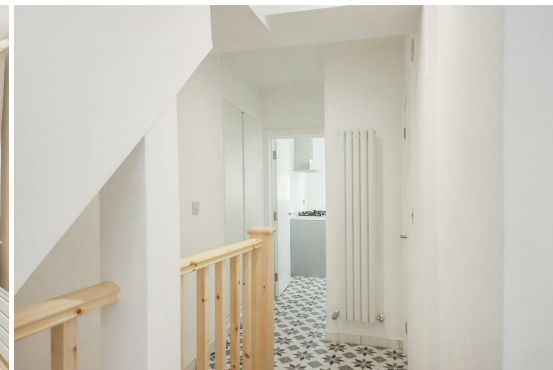
8

9

10

11

12



# Floorplan

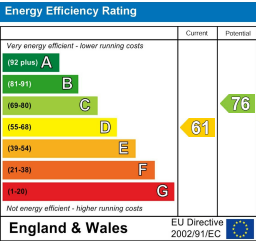
Heber Road, SE22

Approximate Gross Internal Area  
72.1 sq m / 776 sq ft



Reduced Headroom Below 1.5 M / 5'0

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.