

# NO FLIES

Email: [info@no-flies.co.uk](mailto:info@no-flies.co.uk)

[www.no-flies.co.uk](http://www.no-flies.co.uk)

Contact us on 020 7737 8047

Barry Road, London, SE22

£450,000

Share of Freehold

Chain Free - A lovely one bed apartment with its own entrance and private garden areas.



## Local Transport

### **East Dulwich**

Approx. 0.8 miles away  
Destinations: **London Bridge**.

### **Peckham Rye**

Approx. 1 mile away  
Destinations: **London Bridge, London Victoria, St Pancras, Clapham Jctn and Canada Water (for connection to Canary Wharf)**

### **12, 63, 197 & 363**

Approx: 50 metres away  
Destinations: **Peckham Rye, Elephant & Castle, Blackfriars, Farringdon Kings Cross and City Thameslink.**

Chain Free

Share of Freehold

Private section of garden

This bright and attractive one bedroom apartment has been tastefully updated by the current owner and is being sold chain free. It is to be found on the lower ground floor of a well-managed, period property towards the southern end of Barry Road. The property has its own front door, large amounts of space and storage and has a private front garden as well as a private section of the rear garden, currently accessed via the side of the building.

There is a local grocery store and café/bakery within a few minutes' walk of the property and the many bars, restaurants and independent shops located in the centre of East Dulwich are no more than a 10 minute walk. Peckham Rye Park is to be found at one end of Barry Road and at the other end the open spaces of Dulwich Park are only a short stroll.

The apartment is also within an easy walk (or short bus ride) of both the centre of Peckham and Peckham Rye station.

East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) is within a fifteen minutes walk or a five minute bus ride from Lordship Lane. Peckham Rye station is also easily accessible on foot or by buses which stop close by the property. There you will find direct trains to Victoria, London Bridge, Farringdon, City Thameslink and King's Cross stations and access to the London Overground services providing connections to the Jubilee line tube services to Canary Wharf.

Frequent bus services are also available within a few minutes walk, which can take you directly to Victoria, Waterloo and London Bridge or, within fifteen minutes, to Denmark Hill or Forest Hill railway stations.

This lovely flat benefits from its own front door, which you will find on the side of the building. On entering the apartment you find yourself in the central hallway with its stripped wooden floors that extend on into the reception room and bedroom. Immediately to your left is a large storage cupboard in which you will find the central heating boiler and plenty of additional space for storage.

Next to the storage cupboard is the entrance into the reception room. This is a spacious and bright room with a bay looking out to the front onto the beautifully planted front garden and Barry Road beyond. There is an open hearth with shelving and storage cupboards fitted to both chimneybreast recesses. On the wall opposite the hearth you will find a door into a large walk-in cupboard, which provides additional useful storage space - a real boon in a one bedroom apartment.

Returning to the hallway, the bathroom is on your left. The bathroom is nicely fitted with a white modern three-piece suite comprising low-level WC, hand basin with built-in vanity unit and bath with over bath shower. The bathroom also has a heated towel rail.



At the rear of the property and adjacent to the bathroom is the bedroom. This is a nicely spacious double room, which has fitted wardrobes built-in to both chimneybreast recesses. From the bedroom a large casement window looks out onto the private rear garden area. It may be possible (STTP) to replace the existing window in the bedroom with double doors that could provide direct access from the apartment into the private rear garden area.

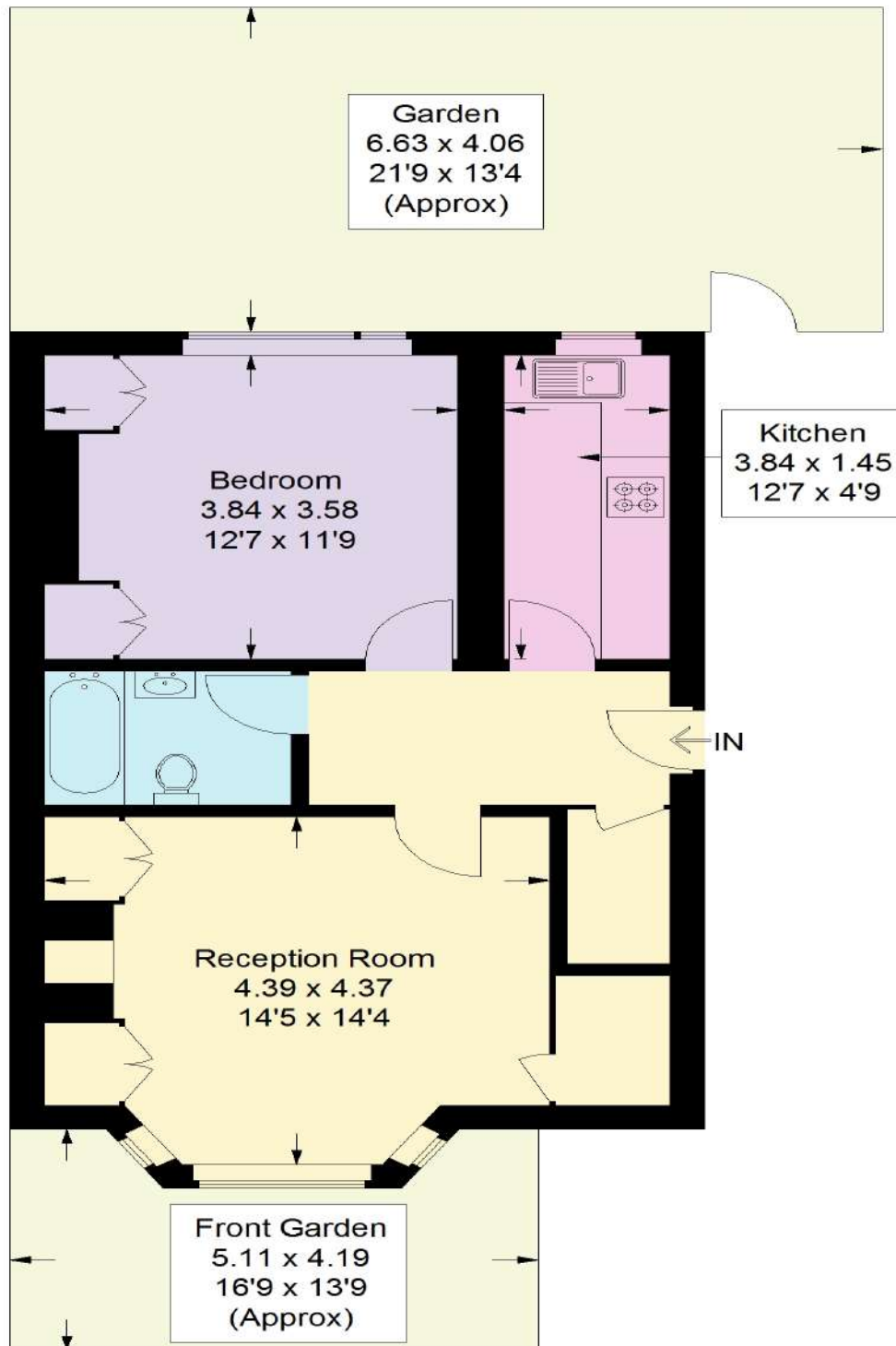
Next to the bedroom is the kitchen. The kitchen is laid out in galley style and fitted with a range of white high gloss modern units with a grey stone worksurface. There is an integrated Neff oven and induction hob as well as an integrated slimline dishwasher, fridge, freezer and washing machine. From the kitchen a casement window looks out onto the private garden area.

Externally, this apartment benefits from both a private front garden and a private rear garden area. To the front, the garden is divided into beds, which are artfully planted with a range of shrubs and perennials. To the rear, the private garden area is currently very much of a blank canvas, which is laid with a mosaic of flagstones and brick. However, it is a substantial space, which would provide any new owner with the perfect spot for outside dining or entertaining and any keen gardener with scope to create a charming outside space.

This lovely apartment is ready to move into and being sold chain free with a share of the freehold. It is in a convenient location and offers generous space and storage. Your early viewing is recommended.

# Barry Road, SE22

Approximate Gross Internal Area  
53.6 sq m / 577 sq ft



## Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1072533)



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74 C	77 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

To arrange a viewing of this property please call us on 020 7737 8047 or visit [www.no-flies.co.uk](http://www.no-flies.co.uk) for further details.

Viewing strictly by appointment only with No-Flies.