

MUNDAY'S

Dunstans Road, East Dulwich

£500,000



Offers in excess of £500,000.

Fab first floor Victorian split-level conversion flat, with a Freehold-share, off-street parking (to the front of the building = great for EV charging), two bedrooms (one double and one single), a large reception room, and a cute south-facing balcony accessed from your independent kitchen. PP was granted in 2023 for a loft extension. Chain free.

Find your new home in an end of terrace position on a tree-lined residential East Dulwich street which rolls down to Peckham Rye Park and Common's glorious 113 acres. Dulwich Park is also close, in the other direction. The town centres of East Dulwich, Peckham, Honor Oak and Nunhead are all easily walkable (West Dulwich Station is also good into Victoria: walk 25mins across Dulwich Park or jump on a P13 bus), and you are an under-10-minute walk from useful local shops, cafes and pubs on both Barry Road and Forest Hill Road. Parking is unrestricted on the street, and there is always plenty in our experience.

*Munday's Estate Agents Ltd.*  
2 Mary Boast Walk  
London SE5 8SP  
020 3318 8900

[www.mundays.com](http://www.mundays.com)

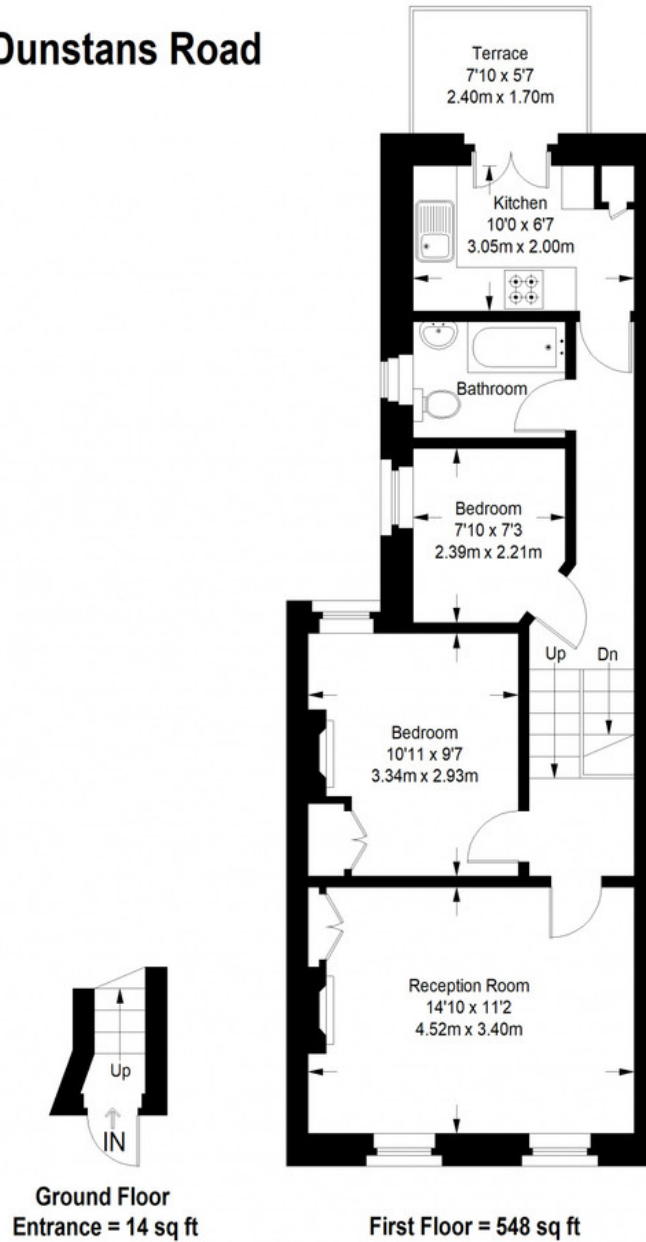
MUNDAY'S



*Munday's Estate Agents Ltd.*  
2 Mary Boast Walk  
London SE5 8SP  
020 3318 8900

[www.mundays.com](http://www.mundays.com)

## Dunstans Road



Approximate Gross Internal Area  
 GROUND FLOOR ENTRANCE = 14 sq ft / 1.30 sq m  
 FIRST FLOOR = 548 sq ft / 50.91 sq m  
 Total = 562 sq ft / 52.21 sq m



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. (ID357409)