

GLEN GARRY ROAD, EAST DULWICH, SE22
SHARE OF FREEHOLD
OFFERS IN EXCESS OF £675,000



SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length: 960 years remaining

Service Charge: n/a

Ground Rent: n/a

FEATURES

Split-Level Period Property

Working Fireplace

Multiple Dining Areas

Peaceful Yet Connected Location

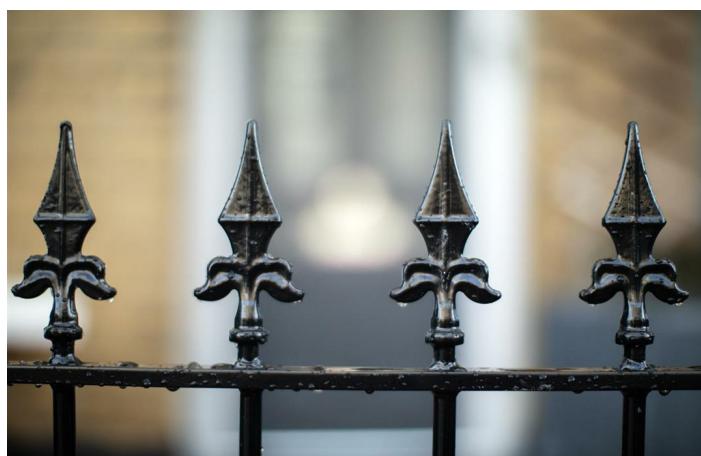
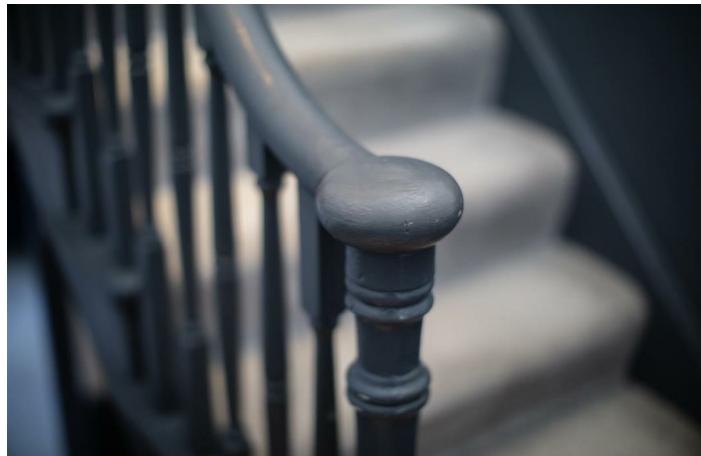
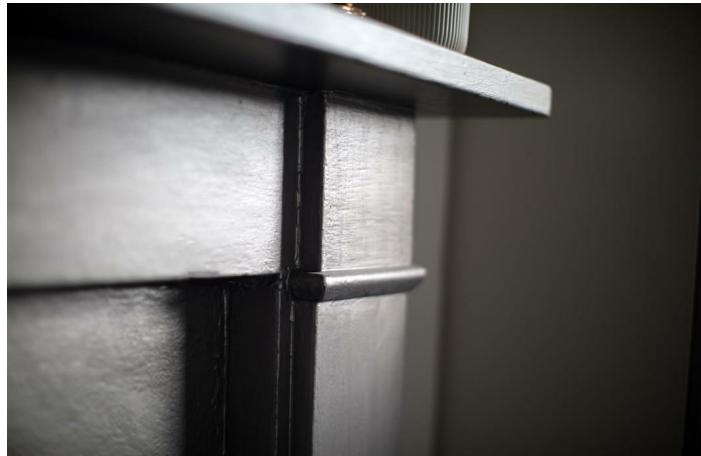
Share of Freehold



GLENGARRY ROAD SE22
LEASEHOLD - SHARE OF FREEHOLD



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Stunning Split-Level Three Bedroom Period Flat in Ideal Location.

Situated on one of SE22's most sought-after roads, is this stunning split-level Victorian conversion property. Arranged over the top two and a half floors, the property is bright, perfectly located and tastefully decorated throughout. Accommodation comprises of a spacious living room with original sash windows and working fireplace, a separate contemporary kitchen/diner, two large double bedrooms, a study/single bedroom and a modern bathroom. The location ticks all the boxes - enjoying the benefits of a quiet and tranquil street, whilst just a few moments stroll from East Dulwich Station and the buzz of Lordship Lane.

A handsome exterior stands tall with London-stock brickwork and a lovely double-storey canted bay window. A shared front garden and entrance invites you inside, with a door leading up the stairs to a study, an ideal space when working from home, that could also be used as an additional bedroom. A front-facing reception spans the full width of the property and boasts a wonderful working fireplace which is flanked on either side by floor-to-ceiling storage. Original cornicing and ceiling rose add to the charm and there is plenty of space for entertaining and formal dining - an ideal space for hosting cosy evenings in front of the fire! The kitchen/diner sits next to this, benefitting from contemporary cabinets and grey timber floors. Appliances include a SMEG four-ring induction hob, oven and integrated dishwasher. There is ample dining space - perfect for breakfast and lunchtimes.

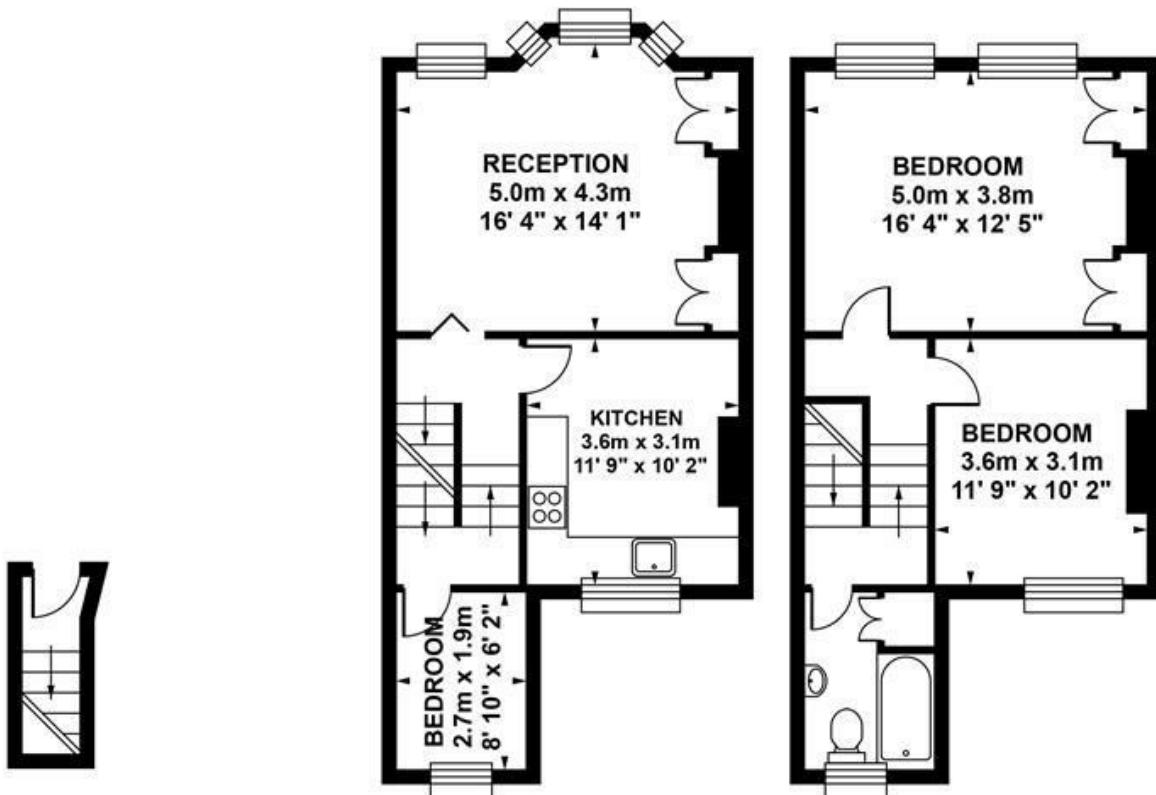
The beautifully presented bathroom sits on the raised return and enjoys further grey timber flooring, a modern suite and heated towel rail. You'll further benefit from a handy laundry cupboard for the washing machine and tumble dryer. The vast master bedroom is front-facing and benefits from stained glass windows and bespoke built-in storage. A further double bedroom has a feature fireplace and peaceful rear aspect. In addition, there is potential to extend into the loft space, subject to relevant planning permission.

The property is ideally situated next to some of the area's most popular nurseries, state and private primary and secondary schools. Lordship Lane and Dulwich Village, both a short stroll away, provide access to extensive shops, pubs and restaurants, including the popular East Dulwich Tavern (EDT) as well as East Dulwich Picture House, perfect for an evening at the cinema. Both Dulwich Park and Brockwell Park are easily accessible – the current owners have spent many happy weekend mornings at nearby gyms and yoga studios, followed by brunch and a walk through one of the many nearby green spaces. For those trips into town, direct trains from East Dulwich to London Bridge take just 13 minutes.

Tenure: Share of Freehold

Lease Length: 960 years remaining

Council Tax Band: D



GROUND FLOOR

Approximate. internal area :
2.25 sqm / 24 sq ft

FIRST FLOOR

Approximate. internal area :
43.53 sqm / 469 sq ft

SECOND FLOOR

Approximate. internal area :
42.63 sqm / 459 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 88.41 sqm / 952 sq ft

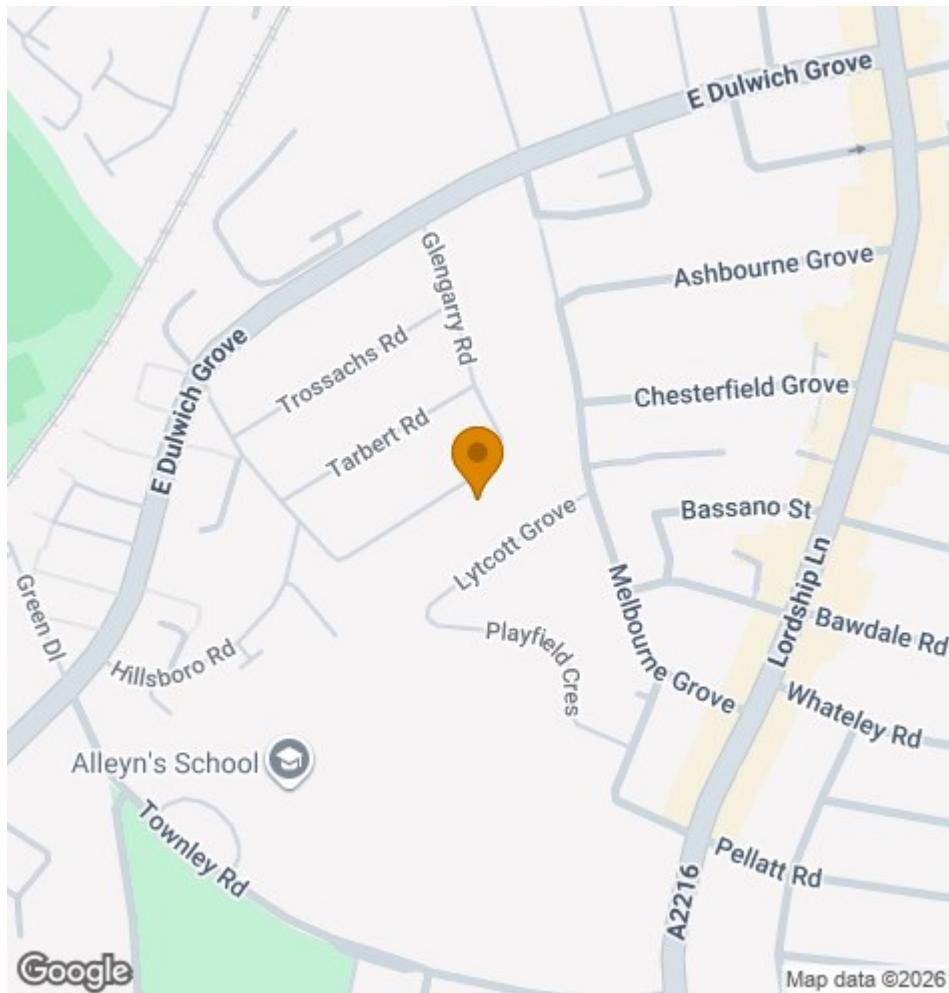
Measurements for guidance only / Not to scale

GLENGARRY ROAD SE22
LEASEHOLD - SHARE OF FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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