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St Aidan's Road, London, SE22

£425,000

Leasehold

Charming Period One Bedroom Garden Apartment in East Dulwich.



Local Transport

Peckham Rye

Short bus ride away (63 or 363) 25 metres from the property.

Destinations: **London Bridge, London Victoria, Kings Cross, St Pancras, Clapham Junction and Canada Water** (for connection to Canary Wharf)

P12, 63, N63 & 363

Approx: 25 metres away
Destinations: **Crystal Palace, Peckham, Surrey Quays, Kings Cross, Blackfriars and Farringdon.**

One double bedroom

Spacious reception

Private rear garden

This lovely period, purpose built, one bedroom garden apartment is situated on St Aidan's Road in East Dulwich and is, therefore, convenient for both Honor Oak and Peckham Rye rail stations. There is a range of useful shops, bars, restaurants and cafes on Forest Hill Road, which is less than 100 metres from the property, as well as a doctor's surgery, dentist and post office. The many facilities of both East Dulwich and Peckham are also only a ten to fifteen minute stroll away. At the bottom of St Aidan's Road you will also find the lovely open spaces of Peckham Rye Park.

You approach the property through the pretty paved front garden and the private entrance to the maisonette is to your left.

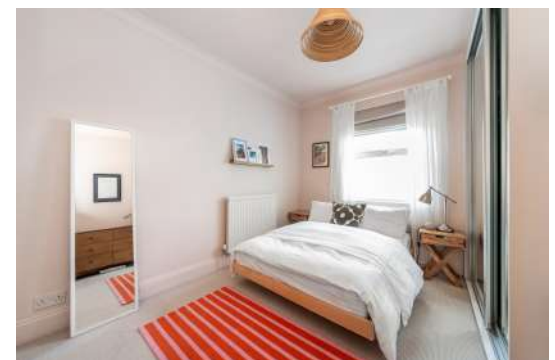
Upon entering the property you find yourself in the hallway where, to your left, is the reception room. This is a spacious and bright room with a wide bay fitted with casement windows looking out to the front of the property. There is a period picture rail and an impressive feature fireplace fitted with a coal effect gas fire. There is built-in shelving to one of the chimneybreast recesses.

Returning to the hallway you pass a useful understair storage area to the right. To your left you will find the bedroom. This is a spacious double room with a large built-in wardrobe. This pretty room also has a period cast-iron fireplace with tiled hearth and a casement window looking out to the rear of the property.

Adjacent to the bedroom is the kitchen diner. The kitchen area is fitted with a range of painted Shaker style units with a dark worksurface. There is an integrated oven, hob and fridge and, again, this room has a period picture rail. The kitchen diner is spacious enough to accommodate a dining table and chairs.

From the kitchen a doorway leads into the bathroom, which has period style tiling to the floor and contemporary tiling to the walls. It is fitted with a white two piece suite comprising bath with over bath shower and handbasin. There is also a separate WC, which is accessed from the bathroom. At the rear of the bathroom a half glazed door leads out into the garden. The garden is mostly paved and provides the perfect spot for outside dining or entertaining during the warmer months.

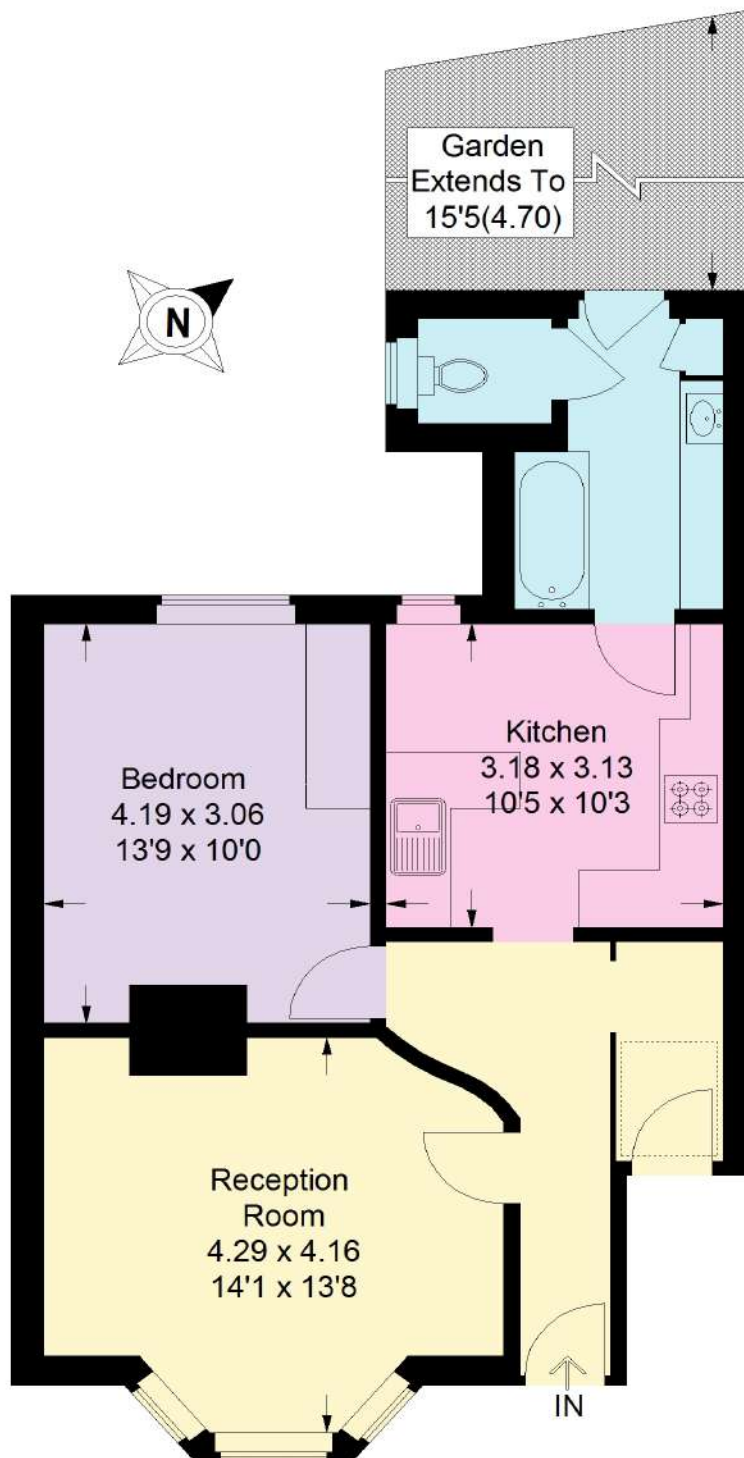
This is a lovely flat in a great location and your early viewing is recommended.



St Aidans Road, SE22

Approximate Gross Internal Area

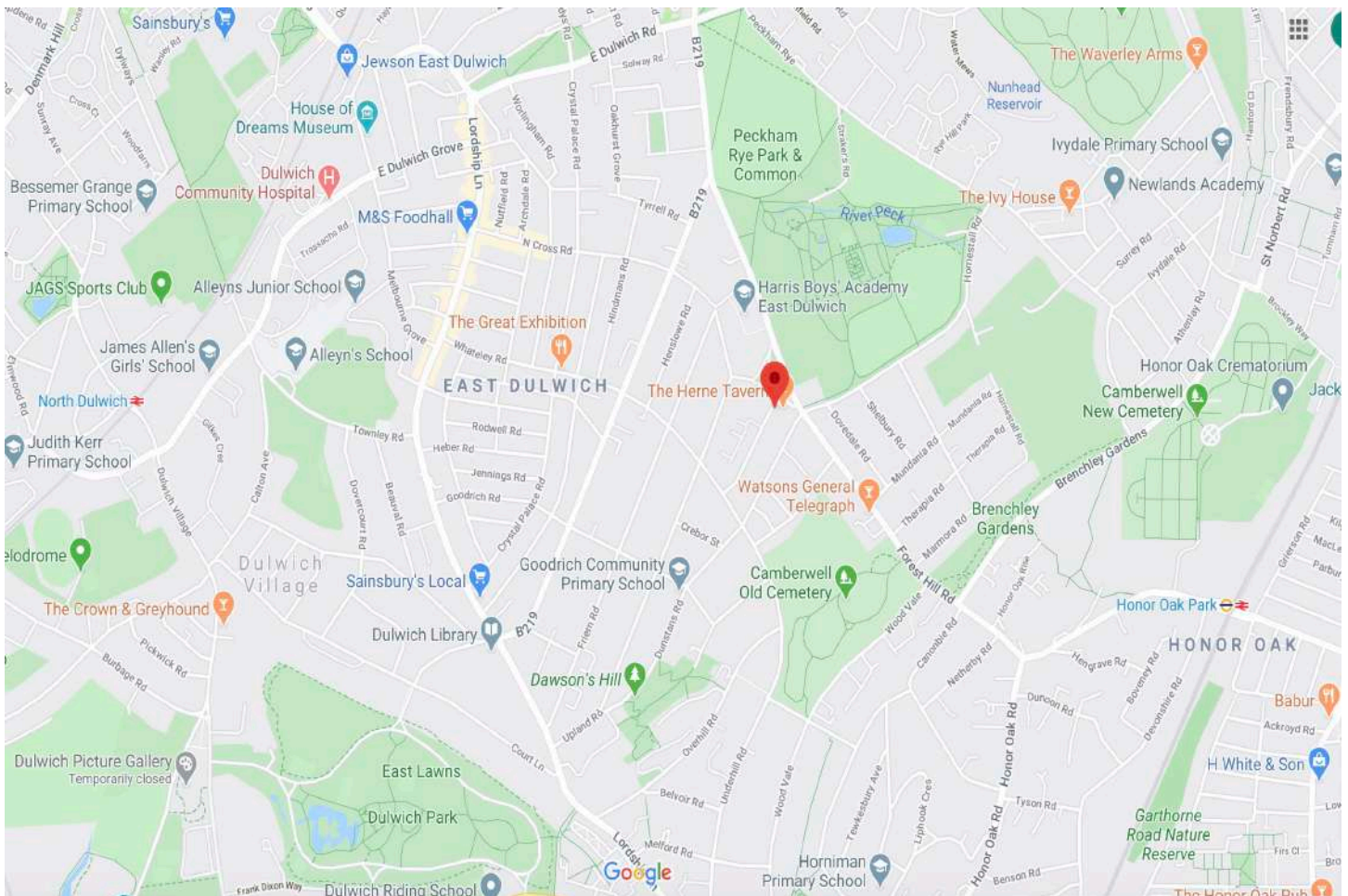
55.8 sq m / 601 sq ft



Ground Floor

 = Reduced headroom
below 1.5 m / 5'0

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. (ID658927)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



To arrange a viewing of this property please call us on 020 7737 8047
or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.