



Marmora Road, SE22 | Offers In Excess Of £750,000

02087028222

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

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# In General

- Three double bedrooms
- Large private garden
- Over 835 Sq Ft internal space
- Additional basement/cellar
- Good condition throughout
- Desirable, residential road
- CHAIN FREE

# In Detail

CHAIN FREE - Charming, spacious and beautifully-bright three bedroom period conversion with a stunning private garden ideally located on this tree-lined residential road between Honor Oak and East Dulwich, SE22.

Occupying the entire ground floor of this gorgeous double-fronted Victorian property - this substantial upper-ground floor apartment enjoys over 835 Sq Ft as well as an additional basement/cellar and has been lovingly maintained by the current owner to their exacting standards.

There is a striking 15x12 ft bay-fronted reception room, a modern separate kitchen and a family bathroom. There are three comfortable double bedrooms including the 15x11 bay-fronted principal bedroom.

Marmora Road is enviably-located for the gorgeous parks and green spaces - including Peckham Rye Park and the Aquarius Golf Course at the end of the road. There are strong transport links into The City and West End from Honor Oak Park station (0.7 miles) and Peckham Rye station (1.6 miles) as well as bus/cycle routes through the neighbouring Forest Hill, Dulwich Village and Camberwell.

There are a choice of independent shops, bars, restaurants and coffee shops nearby on Forest Hill Road, Lordship Lane and North Cross Road as well as a host of primary, secondary and independent school options.

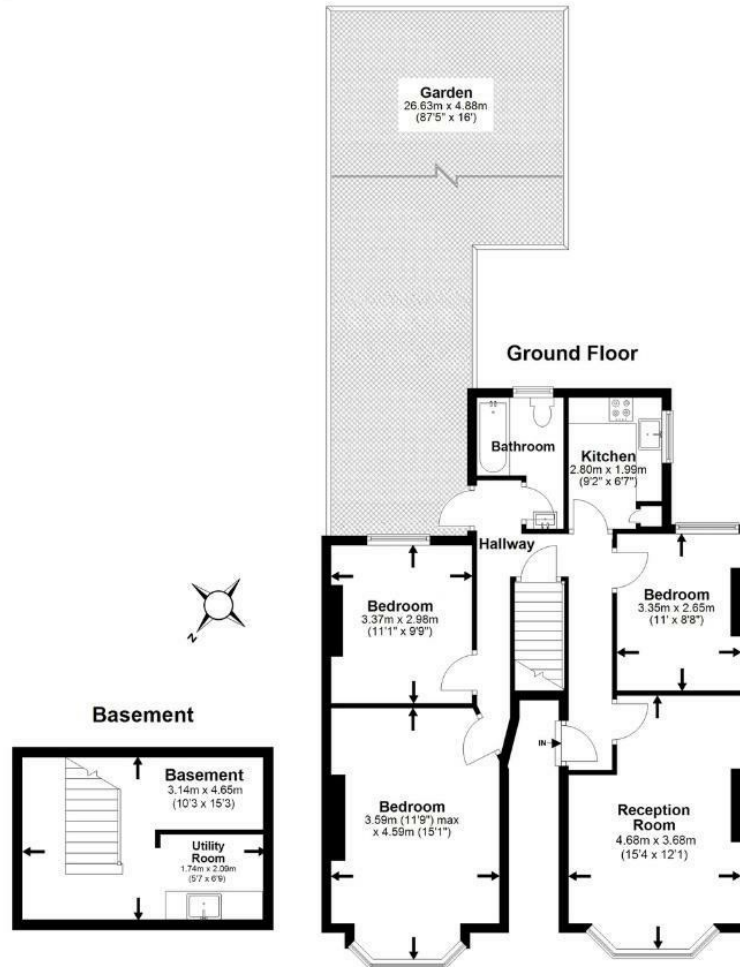
EPC: D | Council Tax Band: C | Lease: 166 years remaining | SC: £1,150.59 pa | GR: £250 pa | BI: £324.61 pa



# Floorplan

**Marmora Road, SE22**

Total\* = 92.4 sq. m / 995.0 sq. ft  
 Ground Floor = 77.8 sq. m / 837.8 sq. ft  
 Basement = 14.6 sq. m / 157.2 sq. ft  
 [ ] = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		65	78
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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