



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

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In General

- Two double bedrooms
- Private garden
- Period conversion
- Over 770 Sq Ft
- Good condition throughout
- Desirable, residential road

In Detail

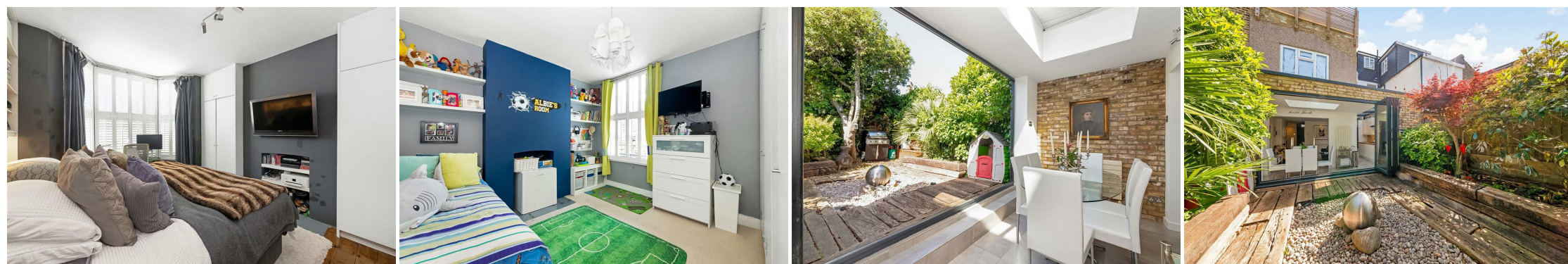
CHAIN COMPLETE - Stunning, charming and spacious two bedroom period conversion with a gorgeous private garden on this desirable, residential road in the heart of East Dulwich, SE22.

Boasting over 770 Sq Ft of internal space that has been lovingly maintained and modernised by the current owners. There is a sumptuous 18x16 ft open-plan kitchen reception room that opens out through bifold doors onto the low-maintenance 19-ft private garden with mature shrubs and a central water feature.

There are two comfortable double bedrooms - including the 14-ft bay-fronted principal room with built-in wardrobes - and a modern family bathroom.

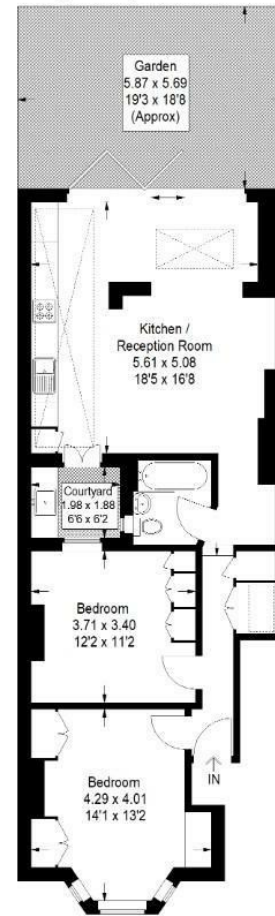
Worlingham Road is enviably-located for the independent shops, bars, restaurants and coffee shops of Lordship Lane, North Cross Road and Bellenden Road as well as the gorgeous parks and green spaces nearby - including Goose Green Park. There are strong transport links into The City and West End from nearby East Dulwich station (0.4 miles) and Peckham Rye station (0.9 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

EPC: D | Council tax band: B | | Lease: 150 years remaining | GR: Nil | SC: Nil | BI: £583 pa



Floorplan

Worlingham Road, SE22
 Approximate Gross Internal Area
 (Excluding Courtyard)
 71.7 sq m / 772 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 5'0"

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		58	64
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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