

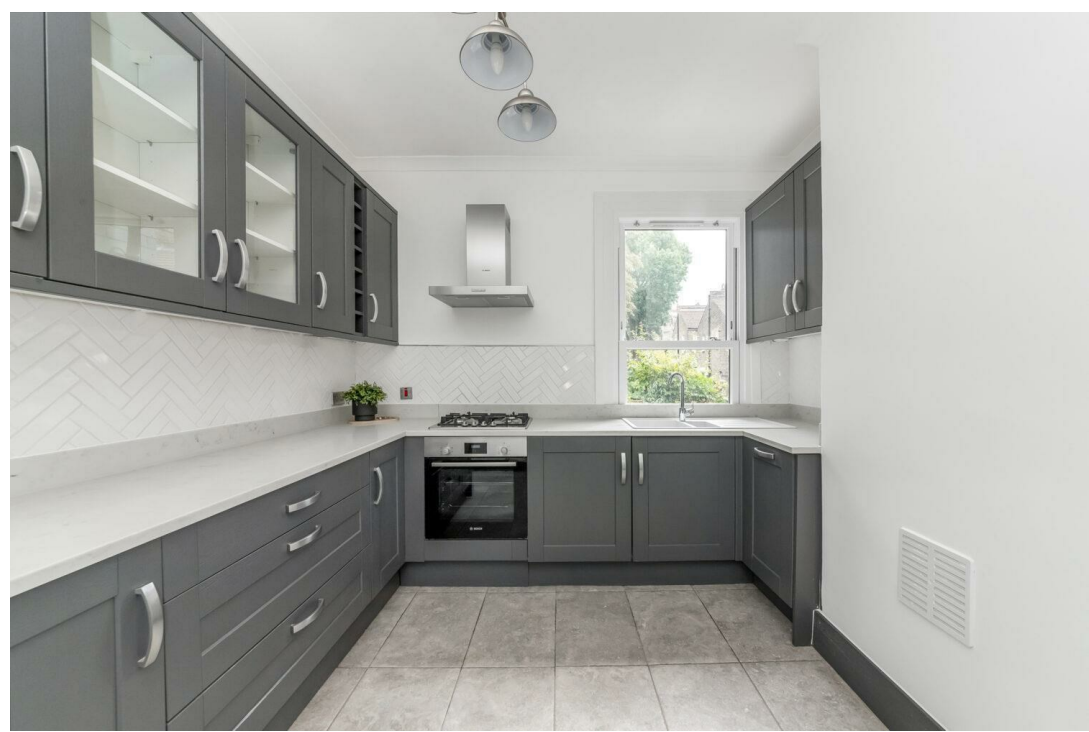


Dunstans Road, SE22 | Offers In Excess Of £650,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local



In General

- Three bedrooms
- Two bathrooms
- Private section of garden
- Over 1,110 Sq Ft
- Excellent condition throughout
- Desirable, residential road
- CHAIN FREE

In Detail

CHAIN FREE - Charming, spacious and beautifully bright split-level period conversion with private section of garden* on this desirable tree-lined street in the residential heart of East Dulwich, SE22.

Boasting over 1,110 Sq Ft of internal space on the upper floors of this striking Edwardian building which has been lovingly extended and modernised by the current owners - there is also direct access down internal stairs onto a mature 25-ft private garden. There is a 16x14 ft bay-fronted reception which is flooded with natural light as well as a separate 11x10 eat-in kitchen. Up on the top floor is a stunning 18x15 ft principal bedroom with plenty of eaves storage and a large off-suite bathroom. To the first floor are two further bedrooms and a shower room.

Dunstons Road is enviably located for the excellent schools and beautiful parks and green spaces - including Dulwich Park, Sydenham Woods and Peckham Rye Park. There are a host of independent shops, bars, restaurants and coffee shops on Forest Hill Road, Lordship Lane and North Cross Road. There are strong transport links into The City and West End from East Dulwich station (1.2 miles) and Honor Oak Park station (1.2 miles) as well as bus/cycle routes through the neighbouring Forest Hill, Dulwich Village and Herne Hill.

*Formerly a communal garden, there is now a private section of garden

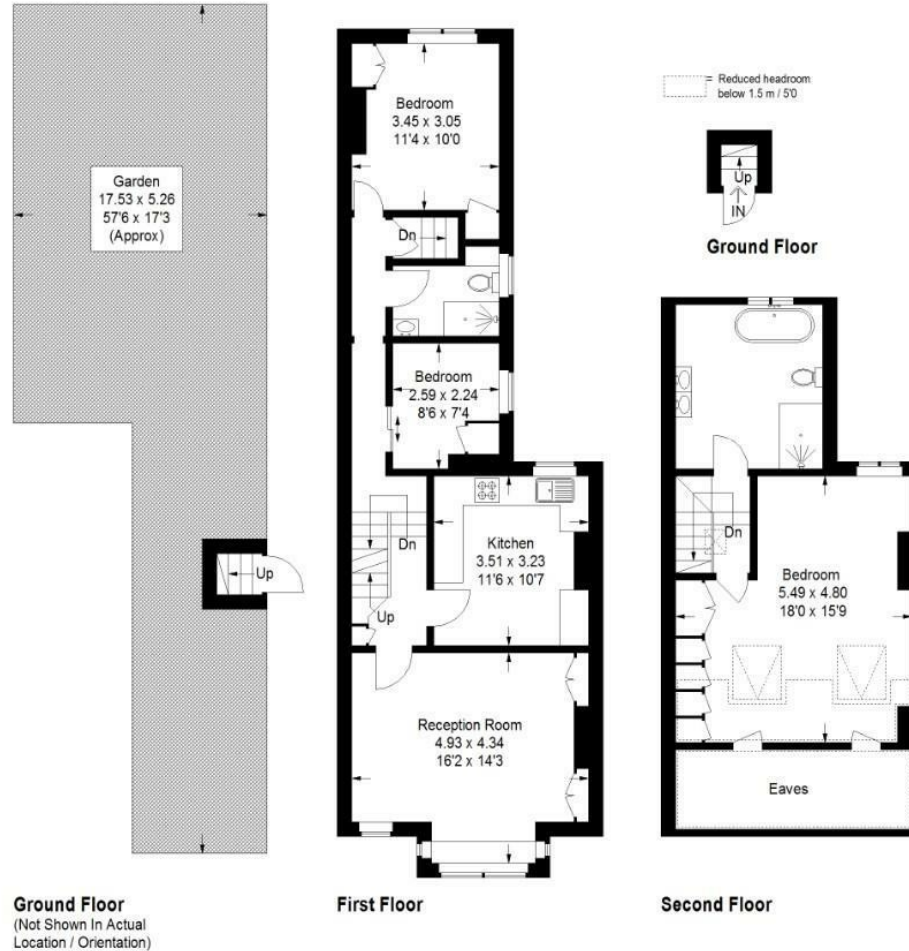
EPC: C | Council Tax Band: C | Lease: 104 Years Remaining | SC: Nil | GR: Nil | BI: £359 pa



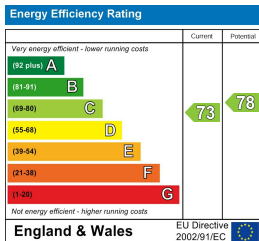
Floorplan

Dunstans Road, SE22

Approximate Gross Internal Area
(Excluding Eaves)
103.4 sq m / 1113 sq ft



Copyright www.pedderproperty.com © 2025
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.