



Thompson Road, SE22 | Offers In Excess Of £450,000

02087028222

eastdulwich@pedderproperty.com

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In General

- One double bedroom
- Period conversion
- 35-ft private garden
- Over 440 Sq Ft
- Excellent condition throughout
- Potential to extend STPP
- Desirable, residential road
- Share of Freehold
- CHAIN FREE

In Detail

CHAIN FREE - Stunning, charming and characterful one bedroom period conversion with a private garden ideally located on this residential road in the heart of East Dulwich, SE22.

Boasting over 440 Sq Ft of internal space which has been lovingly modernised by the current owner - there is further scope to extend into the side return - subject to planning. There is a charming 13ft bay-fronted separate reception room at the front of the property as well as a 10x8-ft fitted kitchen that leads out onto the gorgeous 35ft private garden. There is a comfortable 10ft bedroom with built-in wardrobes and a modern fully-fitted bathroom.

Thompson Road is enviably-located for the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road as well as the excellent local parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.9 miles) and Peckham Rye station (1.5 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

Early viewing recommended.

EPC: D | Council tax band: B | Lease: 980 years remaining | GR: Nil | SC: Nil | BI: £303 pa




Floorplan

Thompson Road, SE22

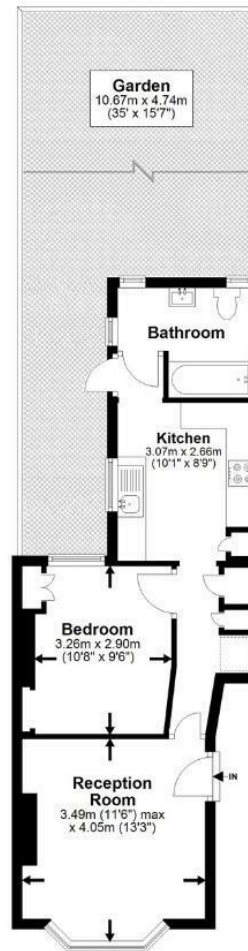
Total* = 41.1 sq. m / 442.3 sq. ft

Ground Floor = 41.1 sq. m / 442.3 sq. ft

 = Reduced head room below 1.5m

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Ground Floor



*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 | | 62 | 73 |
| 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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