

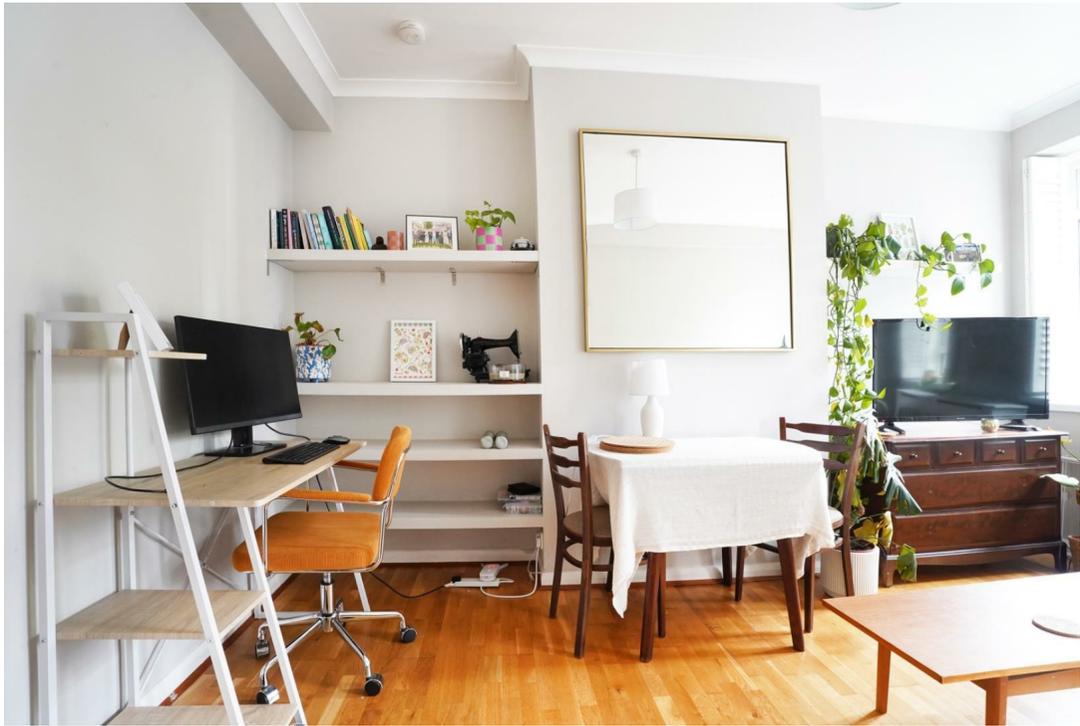


Barry Road, SE22 | £350,000

02087028222

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

**pedder**  
We live local



# In General

- One bedroom
- Purpose built apartment
- Over 480 Sq Ft
- Excellent condition throughout
- Large, beautiful communal gardens
- Strong transport links
- Chain Free

# In Detail

Charming, spacious and beautifully bright purpose-built apartment ideally located in the heart of East Dulwich, SE22.

Boasting over 480 Sq Ft of internal space which has been lovingly modernised by the current owner. There is a 14x10 ft separate reception room with lots of natural light and a 11x8 ft eat-in kitchen as well as a comfortable double bedroom and a modern bathroom. The large communal gardens are well-maintained and recently upgraded with a children's play area and a picnic area.

Halliwell Court, Barry Road is ideally located for the gorgeous parks and green spaces nearby - including Peckham Rye Park and Dulwich Park. There are a host of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane and North Cross Road.

There are strong transport links into The City and West End from East Dulwich station and Peckham Rye station as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Forest Hill.

Early viewing recommended.

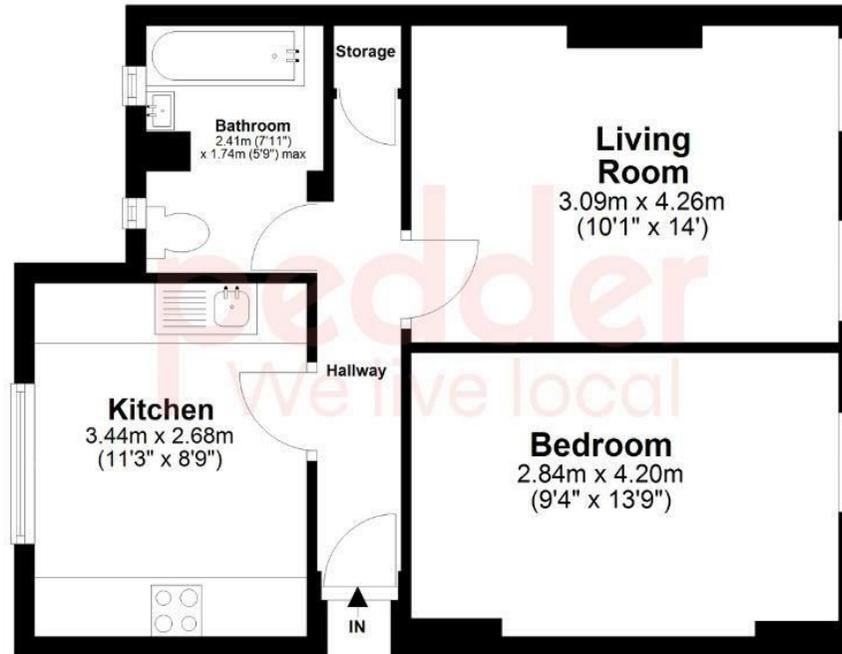
EPC: E | Council Tax Band: A | Lease: 105 years remaining | GR: £10 pa | SC: £1,500 pa | BI: incl. in SC



# Floorplan

## First Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



Total area: approx. 45.3 sq. metres (487.7 sq. feet)

Copyright www.pedderproperty.com 2024. These plans are for representation purposes only as Defined by RICS - Code of Measuring Practice. Not drawn to scale. windows and door measurements are approximate. please check dimensions, shapes and compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) A	79
81-101) B	
69-80) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	47
England & Wales	EU Directive 2002/91/EC

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.