



East Dulwich Road, SE22 | Offers In Excess Of £425,000

02087028222

eastdulwich@pedderproperty.com

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In General

- One double bedroom
- Period conversion
- Large, communal garden
- Overlooking Goose Green
- Over 510 Sq Ft
- Good condition throughout
- CHAIN FREE

In Detail

CHAIN FREE - Charming, spacious and beautifully-bright halls-floor period conversion enviably-located overlooking Goose Green in the heart of East Dulwich, SE22.

Boasting over 510 Sq Ft of internal space and direct access onto a gorgeous communal garden - there is a gorgeous 13-ft bay-fronted reception room with an attached, fitted kitchen. At the back of the property is the comfortable double bedroom and bathroom which both overlook the gardens at the back.

East Dulwich Road is ideally positioned for the independent shops, bars, restaurants and coffee shops of Lordship Lane, North Cross Road and Bellenden Road. There are a choice of parks and green spaces nearby - including the gorgeous Goose Green opposite.

There are strong transport links into The City and West End from East Dulwich station (0.3 miles) and Peckham Rye station (0.8 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Camberwell.

Early viewing recommended.

EPC: | Council tax band: B | Lease: 961 years remaining | GR: Nil | SC: approx. £900.00 pa | BI: incl. in SC



Floorplan

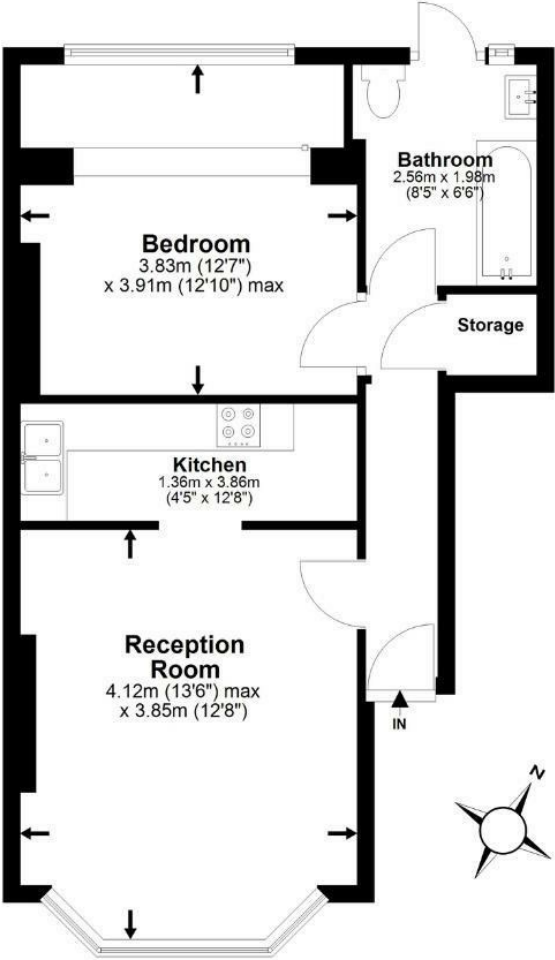
East Dulwich Road, SE22

Total* = 48.0 sq m / 516.9 sq ft

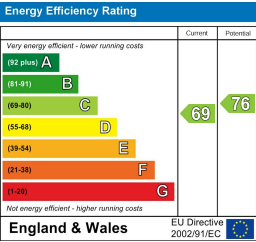
Ground Floor = 48.0 sq m / 516.9 sq ft

 = Reduced head room below 1.5m

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*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.



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