



Barry Road, SE22  
Guide £550,000 - £575,000

0208 702 8222  
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# In general

- Potential development opportunity
- One/Two double bedroom
- Double reception room
- Private garden
- 28-ft cellar (potential to dig-out)
- Chain free
- Share of Freehold
- EPC Rating: E

\* Elapsed planning permission for rear extension (2010)

\* Elapsed planning permission for summer house/studio (2006)

# In detail

Exciting opportunity to modernise, extend and potentially develop this unique double-fronted period conversion with a sensational 74-foot private garden and a huge cellar.

This remarkable, oversized one/two-bedroom ground floor apartment is ideally located in the heart of East Dulwich and has managed to retain some of its original charm and character with wooden floorboards and feature fireplaces. It is in need of modernisation throughout with a dated kitchen and bathroom – but the potential is huge.

There is a substantial basement/cellar currently used as storage – but with the correct architect/builder and freehold consent, a habitable space could be created for further reception space.

Barry Road is enviably located for the excellent amenities of Lordship Lane with its independent shops, bars, restaurants and cinema. There are a host of parks and green spaces nearby and strong transport links into The City and West End from East Dulwich Station (0.9 miles) and Peckham Rye station (1.4 miles) as well as bus services into the neighbouring Peckham, Camberwell, New Cross and Herne Hill.



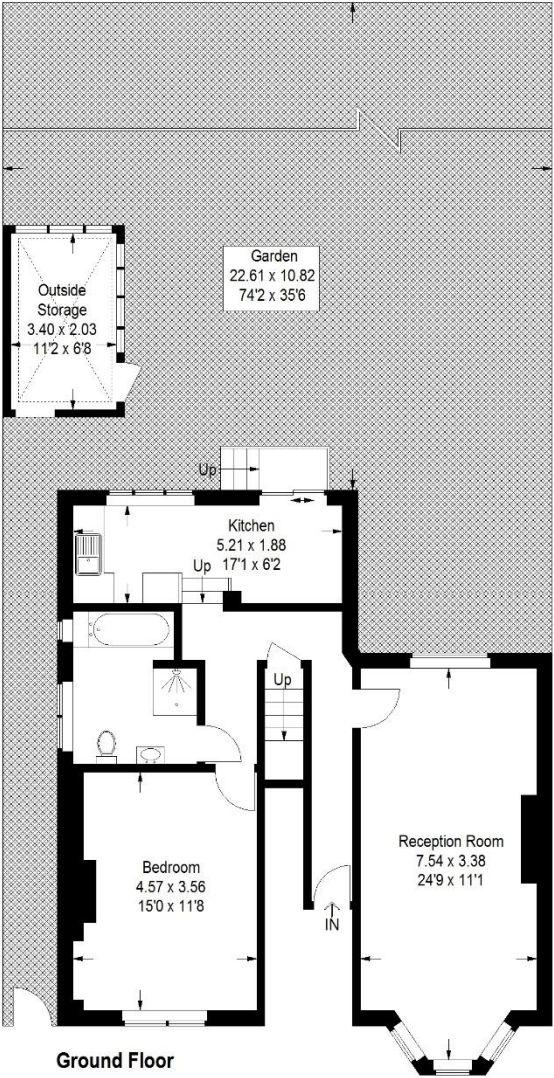


Barry Road SE22

Approximate Gross Internal Area  
(Excluding Outside Storage)  
Cellar = 56.4 sq m / 607 sq ft  
Ground Floor = 70.6 sq m / 760 sq ft  
Total = 127.0 sq m / 1367 sq ft



Cellar



Ground Floor

= Reduced headroom below 1.5 m / 5'0"

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		

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