



Glengarry Road, SE22
£600,000

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In general

- Two double bedrooms
- Split level
- Period conversion
- Boasting over 800 Sq Ft
- Enviably located
- Private loft - with potential to extend (STPP)
- Share of Freehold

In detail

Stunning, spacious and bright two double bedroom split-level period conversion on this desirable residential street ideally located between East Dulwich and North Dulwich.

Glengarry Road has been lovingly modernised by the current owner and is on the top two floors of this striking Victorian building. Boasting over 800 Sq Ft of internal space with a stunning new separate kitchen, a characterful 16-ft reception with charming windows and two large bedrooms.

There is large private loft demised to the property - ideal for storage, with potential to extend subject to planning permission.

Located on a residential street off of East Dulwich Grove offering easy access into The City and West End from East Dulwich station (0.3 miles) as well as bus connections into the neighbouring Dulwich Village, Peckham and Herne Hill. There are an array of independent shops, bars and restaurants on nearby Lordship Lane as well as a host of beautiful parks and green spaces including Dulwich Park, Belair Park and Goose Green.

*May be potential to add a roof terrace (STPP).



Floorplan

Glengarry Road, SE22

Approximate Gross Internal Area

Ground Floor = 17.7 sq m / 18 sq ft

First Floor = 56.2 sq m / 605 sq ft

Second Floor = 16.6 sq m / 179 sq ft

Total = 74.5 sq m / 802 sq ft



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	68 D
21-38	F		
1-20	G		

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