



Glengarry Road, SE22
OIEO £550,000

0208 702 8222
pedderproperty.com

pedder



In general

- One double bedroom
- Two receptions
- Private garden
- Period conversion
- Desirable location
- Potential to extend STPP
- Chain free

In detail

Charming and characterful period conversion with a private garden on this desirable, residential street in between East Dulwich and North Dulwich.

Boasting over 690 Sq Ft of internal space as well as a 25x20ft mature and well-maintained private garden – this is an exciting opportunity for a first-time buyer that may need to work from home. To the front of the property is a 16ft bay-fronted double bedroom, a separate reception room opening onto the side return which also leads onto the breakfast/dining room off of the fitted kitchen at the rear.

Some gentle modernisation may be needed in places, but there are excellent period features throughout, original sash windows and potential to extend into the side return subject to planning and co-freeholder consent.

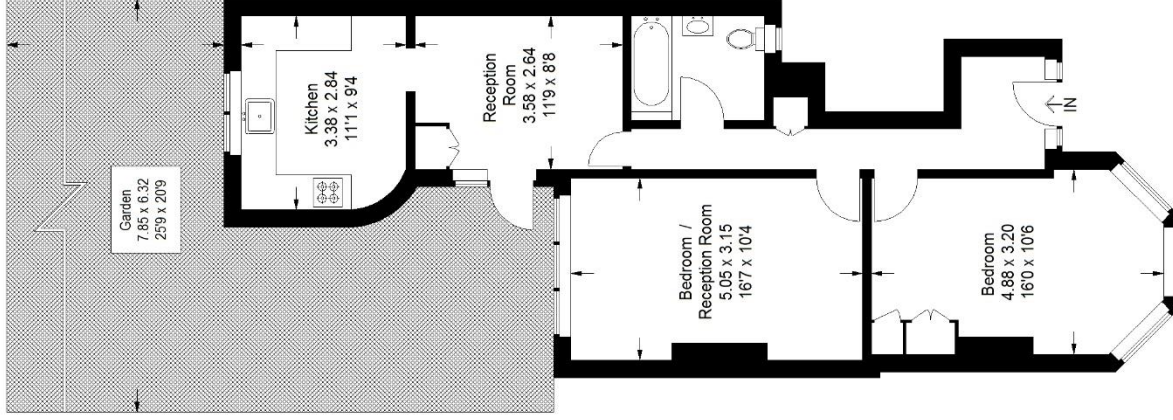
Glengarry Road is enviably located for the independent shops, bars and restaurants of nearby Lordship Lane as well as the parks and green spaces nearby. Transport links into The City and West End from East Dulwich station (0.4 miles) and North Dulwich station (0.6 miles) as well as a host of buses through the neighbouring Herne Hill, Camberwell and Peckham.

EPC: D | Council Tax Band: C | Lease: 91 years and 3 months remaining | SC: £ Nil
GR: £ Nil | Building Insurance - 50% share £375.14



Floorplan

Glengarry Road, SE22
Approximate Gross Internal Area
64.4 sq m / 693 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2022
 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	65 D	79 C
39-54	E		
21-38	F		
1-20	G		

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.