



Goodrich Road, SE22
OIEO £425,000

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In general

- One double bedroom
- Private section of garden
- Top floor
- Excellent condition
- Potential for Share of Freehold
- Chain free
- EPC Rating: C / Council Tax Band: C

In detail

Stunning, spacious and charming top floor period conversion with a private section of garden. Offered chain free.

Boasting over 560 Sq Ft of internal space as well as a 21-ft private landscaped garden – this recently modernised apartment is finished to a high standard enjoying a 19-ft open-plan kitchen reception with double doors overlooking the gardens. There is a modern family bathroom and 18-ft bedroom.

Goodrich Road is enviably located in the heart of residential East Dulwich offering easy access into the bars, restaurants and independent shops of Lordship Lane as well as the green spaces of Peckham Rye Park and Dulwich Park.

There are strong transport links into The City and West End from East Dulwich station (1.0 mile) and Peckham Rye station (1.5 miles) as well as bus connections through the neighbouring Dulwich Village, Camberwell and Peckham.



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

Floorplan

Goodrich Road, SE22

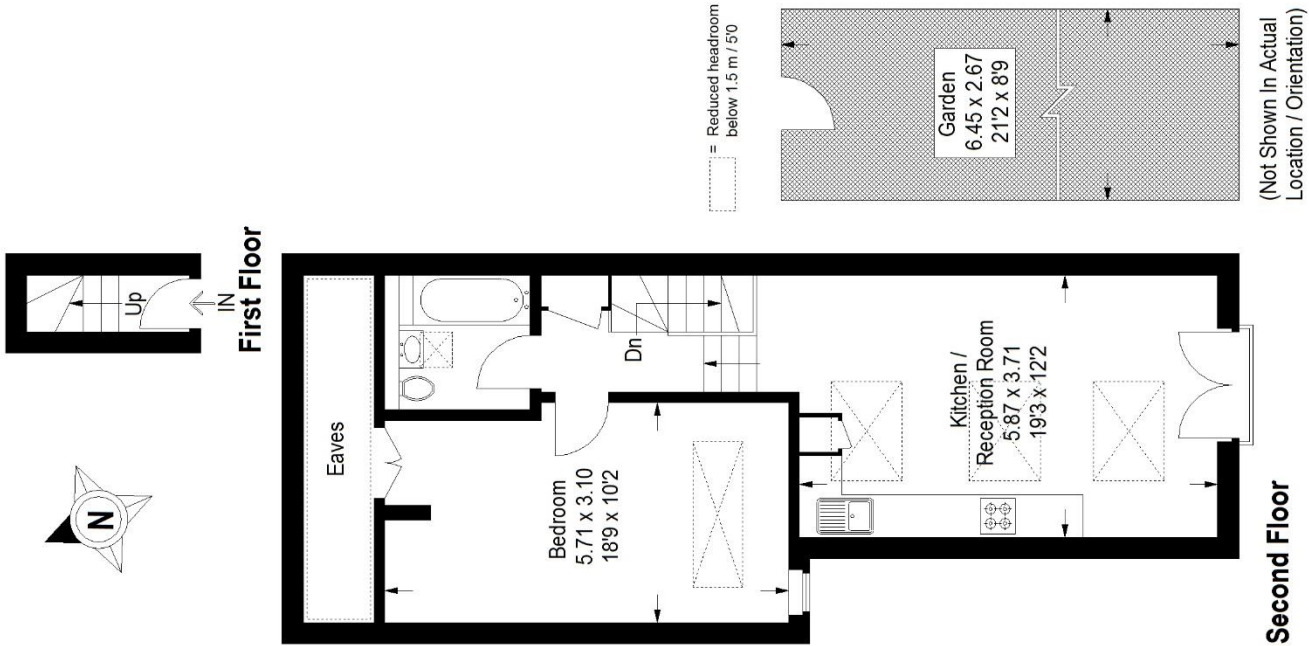
Approximate Gross Internal Area

First Floor = 1.8 sq m / 19 sq ft

Second Floor (Excluding Eaves)

50.6 sq m / 545 sq ft

Total = 52.4 sq m / 564 sq ft



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