



Barry Road, SE22  
£450,000

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# In general

- Two double bedrooms
- Private garden
- Period conversion
- Over 580 Sq Ft
- Chain free

# In detail

Beautifully charming period conversion with direct access to a private section of garden in the heart of East Dulwich.

Barry Road offers excellent access to the independent shops, bars and restaurants of Lordship Lane as well as strong transport links into The City and West End from East Dulwich station (0.9 miles) and Peckham Rye station (1.2 miles) with a host of bus connections through the neighbouring Herne Hill, Peckham and Forest Hill. There are an array of parks and green spaces nearby with Dulwich Library at the south end of the road and Peckham Rye Common to the north.

Set on the ground floor of this grand double-fronted building, the apartment boasts over 580 Sq Ft of internal space and steps out onto a 28-ft private section of garden. There is a separate kitchen attached to the 13 x 13-ft reception as well as two good-sized bedrooms and a modern family bathroom. The property is offered in good order throughout and CHAIN FREE.

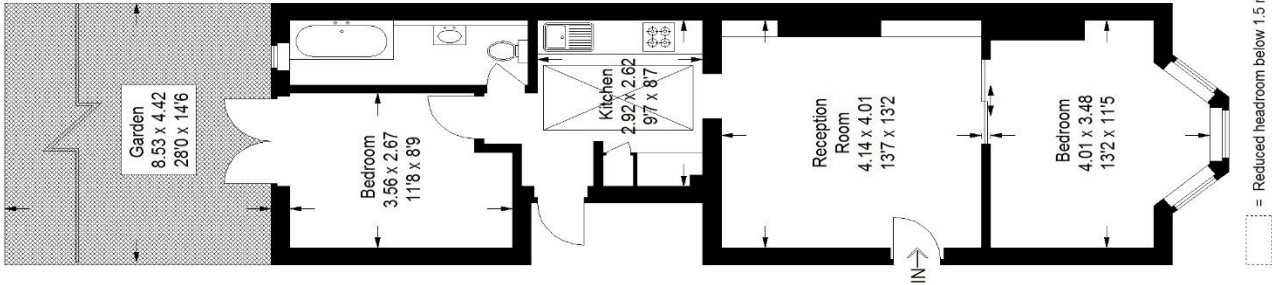
EPC: D | Council Tax Band: B | Lease: 150 years remaining | SC: £ N/a | GR: £50.00 | Buildings Insurance: 25.5% of total (£311)





# Floorplan

Barry road, SE22  
Approximate Gross Internal Area  
54.5 sq m / 587 sq ft



## Ground Floor

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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	62   D	73   C
39-54	E		
21-38	F		
1-20	G		

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