



Dunstans Road, SE22  
OIEO £375,000

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# In general

- Two double bedrooms
- Top floor
- Close to Peckham Rye Park
- Gentle modernisation required
- EPC Rating: D

## Our Vendor Says .....

We love our cosy flat and will be sad to say goodbye. The split-level makes it feel bigger than it is, and the living room is wonderfully bright in the mornings, with the two bedrooms getting the best of the evening sun. The neighbours are great, and we never hear any noise from them through the walls or floor. The parade of shops on Forest Hill Road is so handy, and there's some cute shops and cafes. There's plenty of great little local walks, and the 63/363 are so regular, you feel really well connected. We'll be staying local - we really love the area!

# In detail

Beautiful two double bedroom top-floor apartment ideally located between East Dulwich and Peckham Rye Park.

Dunstons Road boasts 610 Sq Ft of internal space and benefits from a separate well-fitted kitchen, 13'6 x 12'8 Sq Ft reception room, a modern bathroom and two comfortable bedrooms. The property is in good condition throughout but could benefit from some gentle modernisation in places.

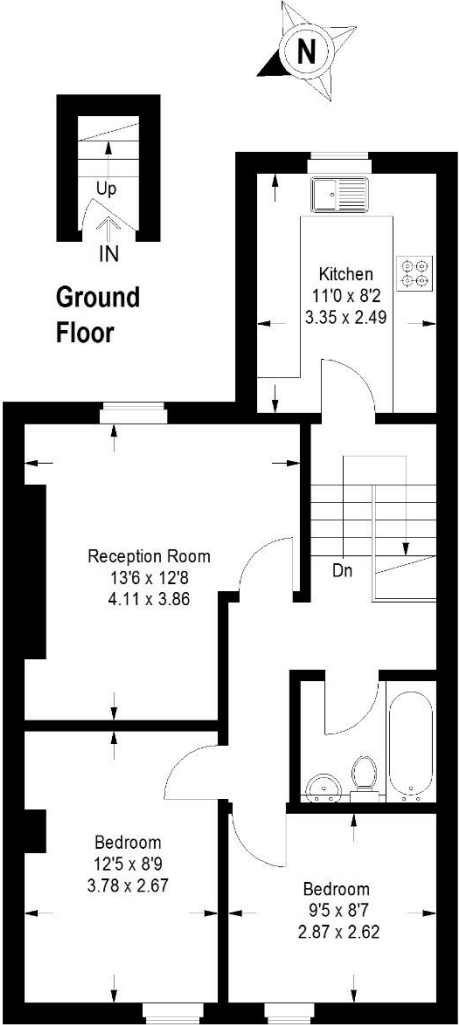
Enviably located just metres from Peckham Rye Park and the local amenities of Forest Hill Road – the property is an ideal first-time purchase for those looking to work from home as well as access to the hub of nearby Lordship Lane. There are excellent transport links from Peckham Rye Station (1.3 miles), and Honor Oak Park station (1 mile) as well as strong bus connections into the neighbouring Peckham, Nunhead and Forest Hill.





Dunstans Road SE22

Approximate Gross Internal Area  
Ground Floor = 1.4 sq m / 15 sq ft  
First Floor = 55.3 sq m / 595 sq ft  
Total = 56.7 sq m / 610 sq ft



First 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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 58   D  | 66   D    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |