



Dunstons Road, SE22
OIEO £550,000

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In general

- Large double bedroom
- Second bedroom/study
- Private section of garden
- Period conversion
- Architecturally designed
- Basement storage

In detail

Stunning, architecturally re-designed period conversion with direct access to a private garden in the heart of residential East Dulwich.

The ground floor apartment boasts over 650 Sq Ft of internal space which has been lovingly maintained by the current owner who is looking to upsize nearby. There is a gorgeous 25-ft kitchen-double reception with access down into the large cellar/basement and also out onto the side return and the landscaped private garden and BBQ area.

There is a stylish modern bathroom with a curved wall and a large double bedroom at the rear of the property with an additional second bedroom/study with a moveable partition wall – which offers versatile and flexible space for those looking for a work-from-home environment.

The property is located at the top of Dunstons Road – offering enviable access to Dulwich Park and Horniman Gardens as well as bus and cycle routes through the neighbouring Dulwich Village, Forest Hill and Peckham Rye. There are strong connections into The City and West End from East Dulwich station (1.3 miles) and Forest Hill station (1.2 miles).

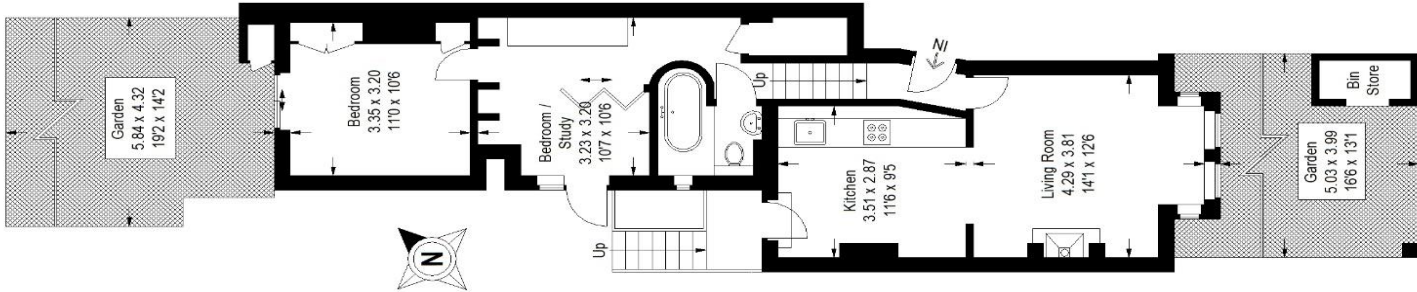
EPC: D | Council Tax Band: C | Lease: 999 years | SC: £ Nil | GR: £ Nil | Buildings Insurance: £462.72



Floorplan

Dunstans Road, SE22

Approximate Gross Internal Area
(Excluding External Stores)
60.8 sq m / 654 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	65 D	78 C
39-54	E		
21-38	F		
1-20	G		

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