East Dulwich Road, SE22

Guide Price: £475,000 - £500,000.

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# In general

- One double bedroom
- 35-ft private section of garden
- Private roof terrace
- Desirable location
- Strong transport links
- EPC Rating - D

# In detail

Stunning and spacious one double bedroom period conversion on this residential section of East Dulwich Road – ideally located between East Dulwich and Peckham Rye.

Boasting over 680 Sq Ft of internal space excellently presented with original charm, a separate kitchen, 20-ft bay-fronted reception room and a spacious double bedroom with direct access onto a beautiful roof terrace. The property further benefits from a 35-ft private section of garden and access to unallocated off-street parking.

Enviably located between the independent shops, restaurants and cafes of Lordship Lane and Bellenden Road with excellent local parks and green spaces.

Transport links are strong into The City and West End from East Dulwich station (0.6 miles) and Peckham Rye station (0.6 miles) as well as bus connections through the neighbouring New Cross, Camberwell and Dulwich Village.

EPC: D | Council Tax Band C | Lease: 100 years remaining | SC: £2,620 PA | GR: £100 PA | BI: Included in service charge

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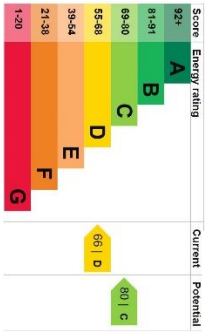
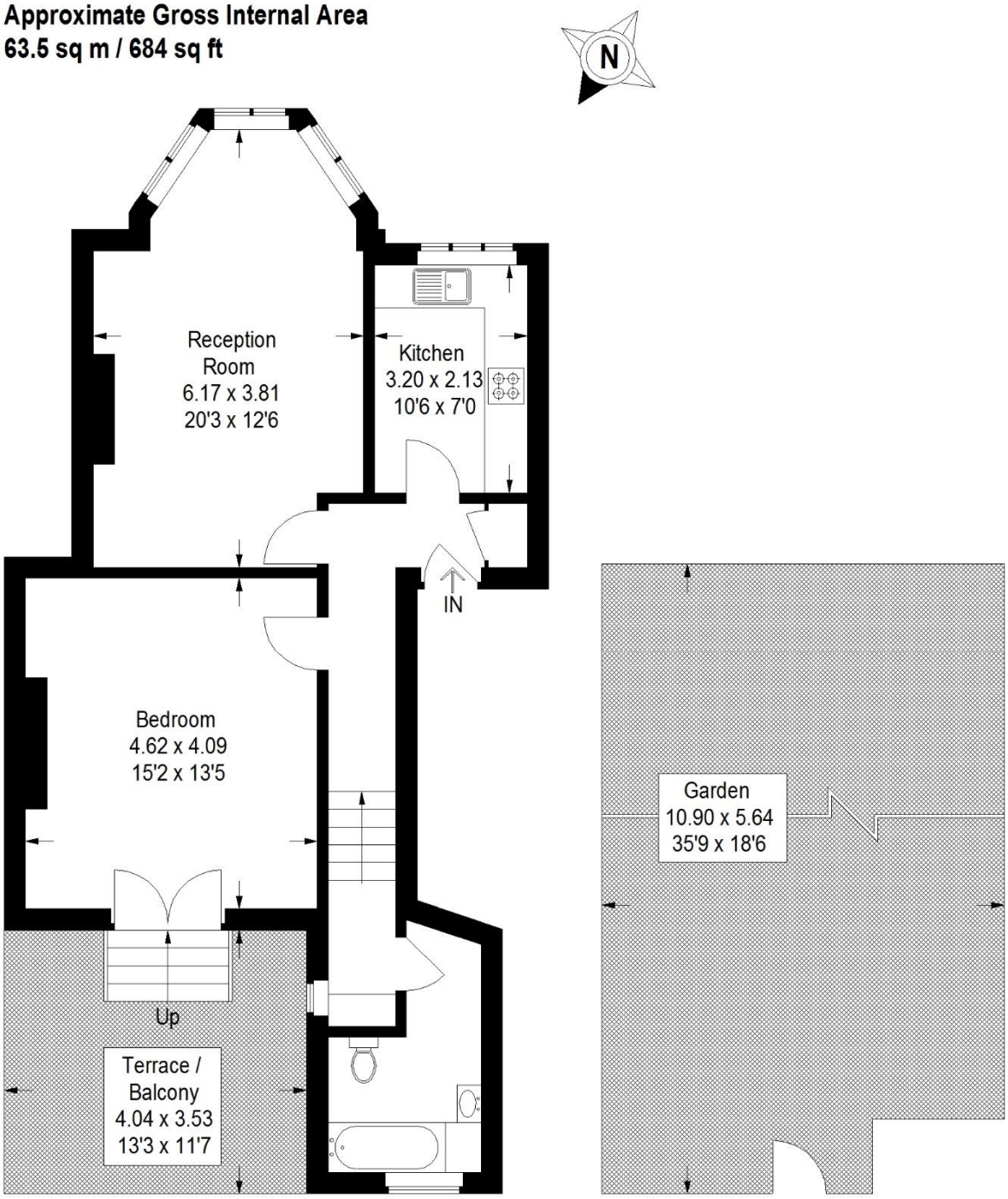
# Floorplan




## East Dulwich Road SE22

**Approximate Gross Internal Area**
**63.5 sq m / 684 sq ft**




**First Floor**

(Not Shown In Actual Location / Orientation)

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