



Pytchley Road SE22
OIEO £400,000

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In general

- Three bedrooms
- Beautiful condition
- Sensational location
- Ex-local authority block
- Over 770 Sq Ft
- Chain complete

In detail

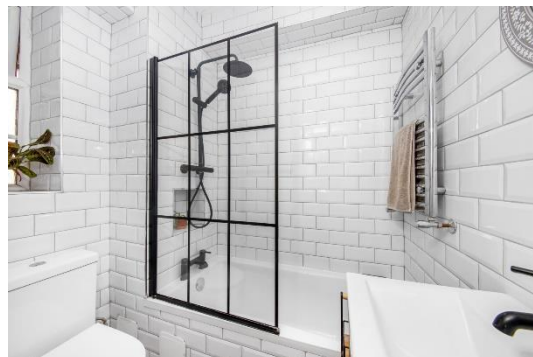
Spacious and charming three bedroom lateral apartment ideally located as part of the Dog Kennel Hill Estate.

Enviably situated opposite East Dulwich train station for easy access into The City and West End as well as the independent shops, bars and restaurants of Lordship Lane and Bellenden Road. There are a host of parks and green spaces nearby as well as bus connections through the neighbouring Camberwell, Herne Hill and Peckham Rye.

Petworth House is an ex-local authority block and this second floor apartment has been lovingly modernised by the current owner with a new bathroom and updated kitchen. There are two large double bedrooms and a decent sized third bedroom; currently used as an additional lounge. There is a separate 12 x 12 ft reception room with original floors and double glazed windows throughout.

There are excellently landscaped communal gardens and the ever-popular Albrighton Community centre as well as plenty of residents parking bays.

EPC: D | Council Tax Band: B | Lease: 107 years remaining | SC:£1,333.42 | GR: £10.00 | BI: Included in service charge



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

Pytchley Road, SE22

Approximate Gross Internal Area
71.6 sq m / 771 sq ft



Second 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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