



Barry Road, SE22
OIEO £475,000

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In general

- Large double bedroom
- Chain free
- Large private garden
- Immaculately presented
- Sought-after location
- Early viewings recommended

In detail

Pedder are delighted to bring to the market this charming Victorian one-bedroom ground floor flat, situated in a sought-after location in the heart of East Dulwich on Barry Road.

This gorgeous flat, boasting 530 sq ft, comprises; spacious double bedroom, large reception room with original features intact, extremely bright modern bathroom and kitchen which has direct access to a large private rear garden. Further benefits include being sold chain free and a stone's throw from Peckham Rye Park.

Barry Road is located in close proximity to Lordship Lane which offers a vast array of independent café's bars and restaurants. East Dulwich Station only a short walk away, Peckham Rye also is easily accessible.

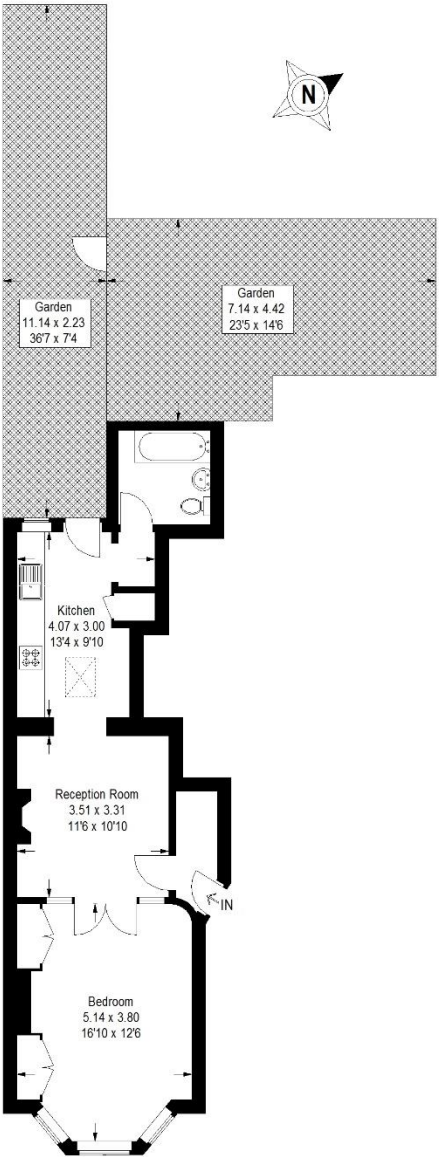
Early viewings are strongly recommended as this charming flat will not be on the market for long, please call our East Dulwich office for further details.

EPC - D



Barry Road SE22

Approximate Gross Internal Area
Ground Floor = 49.2 sq m / 530 sq ft
Garden = 53.0 sq m / 570 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		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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