



East Dulwich Road, SE22
£745,000

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In general

- Three / four bedrooms
- Over 1135 Sq Ft
- Private entrance
- Share of Freehold
- Private section of garden
- Chain free
- EPC - D

In detail

A stunning and spacious split-level maisonette on this desirable street in the heart of East Dulwich – overlooking Goose Green and benefitting from a beautiful private garden.

Enviably located for the amenities of Lordship Lane with its bars, restaurants and independent shops as well as nearby Bellenden Road with its own shops and restaurants.

There are a host of excellent local parks, green spaces and schools as well as transport links into The City and West End from East Dulwich Station (0.3 miles) and bus connections into the neighbouring Peckham Rye, Camberwell and Dulwich Village.

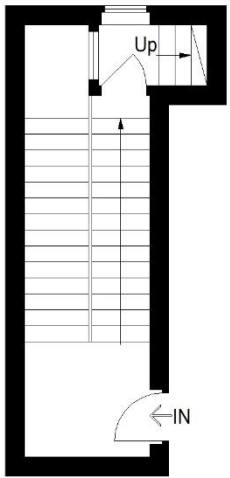
Boasting over 1135 Sq Ft of internal space and set back from the main road – the three/four-bedroom property has an additional home office and two separate 13-ft reception rooms.

The separate kitchen and bathroom have recently been modernised and there is ample storage. The property would be ideal for those professionals needing access to the City and the ability to work from home as well as families looking to upsize in the area.

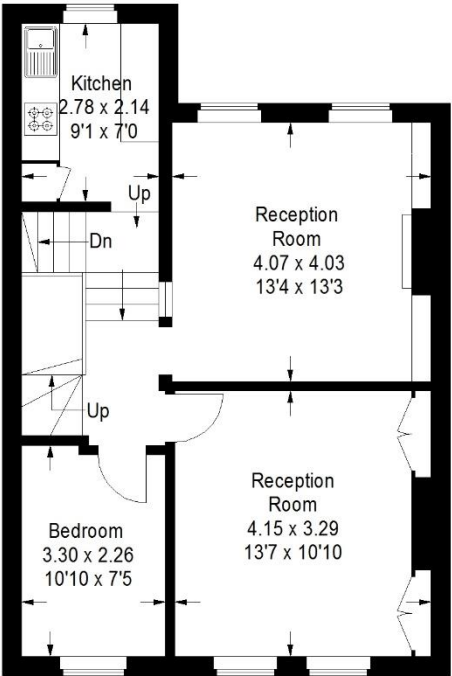
EPC: D | Council Tax: B | Share of freehold: term remaining TBC | GR: TBC | SC: TBC | BI: £800 pa



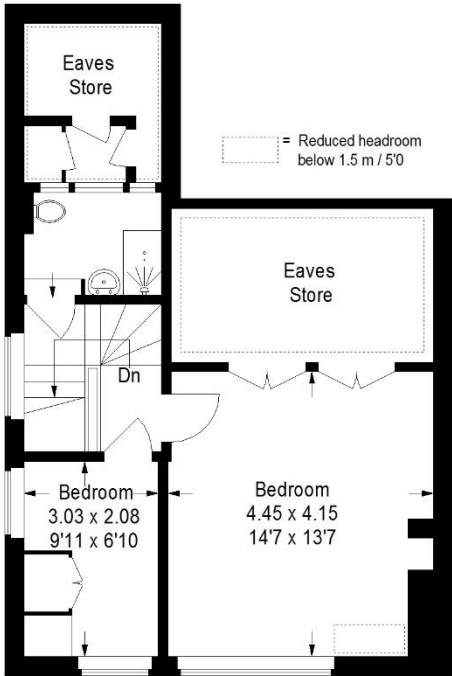
Approximate Gross Internal Area
 First Floor = 14.2 sq m / 153 sq ft
 Second Floor = 56.8 sq m / 611 sq ft
 Top Floor (Excluding Eaves Store)
 34.5 sq m / 371 sq ft
 Total = 105.5 sq m / 1135 sq ft



First Floor



Second Floor



Top Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
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