



Barry Road, SE22
OIEO £600,000

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In general

- Three double bedrooms
- Two bathrooms
- Private garden
- Excellent condition
- Chain free
- Share of Freehold

In detail

CHAIN FREE.

Delightful three-bedroom period conversion in the heart of East Dulwich with a modern finish and direct access onto a mature private garden.

Boasting over 650 Sq Ft of internal space which has been lovingly modernised to a high spec by the current owner as well as the immaculate 26 x 19-ft landscaped garden. There is a 14-ft bay-fronted master bedroom with an en-suite and two further double bedrooms. The open-plan kitchen-reception is ideal for hosting and entertaining as it leads out onto the gardens.

Barry Road is ideally located for the bars, restaurants and independent shops of Lordship Lane as well as a plethora of parks and green spaces nearby. There are strong transport links into The City and West End from East Dulwich station (0.9 miles) and Peckham Rye station (1.3 miles) as well as a host of buses through the neighbouring Camberwell, Forest Hill and Brixton.

EPC: C | Council Tax Band: B | Lease: 92 years remaining | SC £0 | GR: £0 | Buildings Insurance: £81 per month



Floorplan

Barry Road, SE22

Approximate Gross Internal Area

61.5 sq m / 662 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	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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