



Pellatt Road, SE22
£550,000

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In general

- Two double bedrooms
- Private garden
- Desirable location
- Over 660 Sq Ft
- CHAIN FREE

In detail

CHAIN FREE

Stunning two double bedroom period conversion with direct access onto a gorgeous private garden in the heart of East Dulwich.

The ground floor apartment boasts over 660 Sq Ft of internal space which has been lovingly maintained by the current owners. There is a 18-ft open-plan kitchen-reception with bi-fold doors leading out onto a charming low-maintenance garden.

Pellatt Road offers enviable access into The City and West End from East Dulwich station as well as a host of bus and cycle routes through the neighbouring Peckham, Dulwich Village and Herne Hill. There are an array of great independent shops, bars and restaurants nearby on Lordship Lane and North Cross Road as well as plenty of parks and green spaces.

Early viewing recommended.

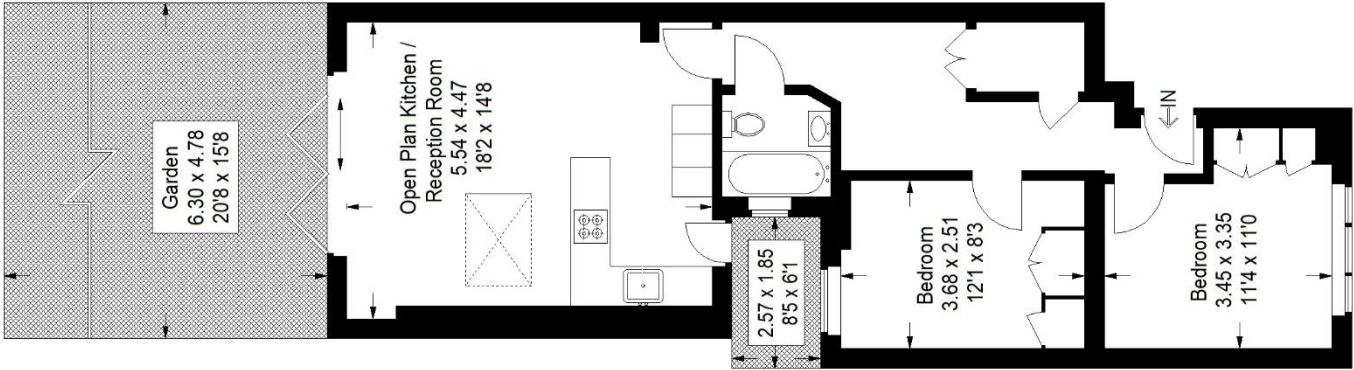
EPC: C | Council Tax Band: C | Lease: 115 years remaining | SC: £1,000 | GR: £ Nil
Buildings Insurance: £300



Floorplan

Pellatt Road, SE22

Approximate Gross Internal Area
62.1 sq m / 668 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	71 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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