



Silvester Road, SE22
£900,000

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pedderproperty.com

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In general

- Three double bedrooms
- Two bathrooms
- Victorian half-house
- Excellent condition
- Desirable, residential road
- CHAIN FREE

In detail

CHAIN FREE

Stunning, gorgeous and lovingly extended three-bedroom Victorian half-house on this desirable residential street in the heart of East Dulwich.

Silvester Road offers easy access into The City and West End from East Dulwich station (0.7 miles) as well as cycle and bus routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

There are a choice of excellent primary and secondary schools as well as a host of beautiful parks and green spaces nearby. Lordship Lane and North Cross Road provide an eclectic mix of independent shops, bars and restaurants and is home to the East Dulwich Picture House.

Boasting over 950 Sq Ft of internal space, this mid-terrace property has been tastefully loft-extended and kitchen-extended and is presented in excellent condition. There is a separate front reception room, a downstairs shower-room and a 23-ft kitchen-breakfast room that opens out through bi-folding doors onto the private garden. Upstairs, there are three double bedrooms and the family bathroom.

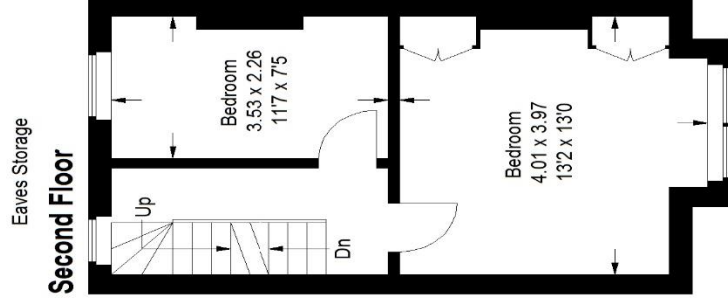
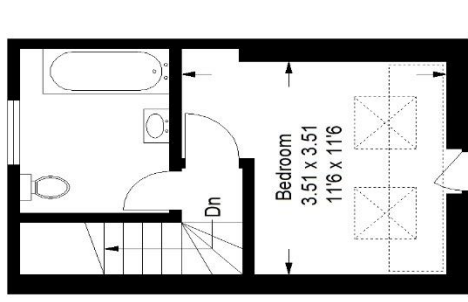
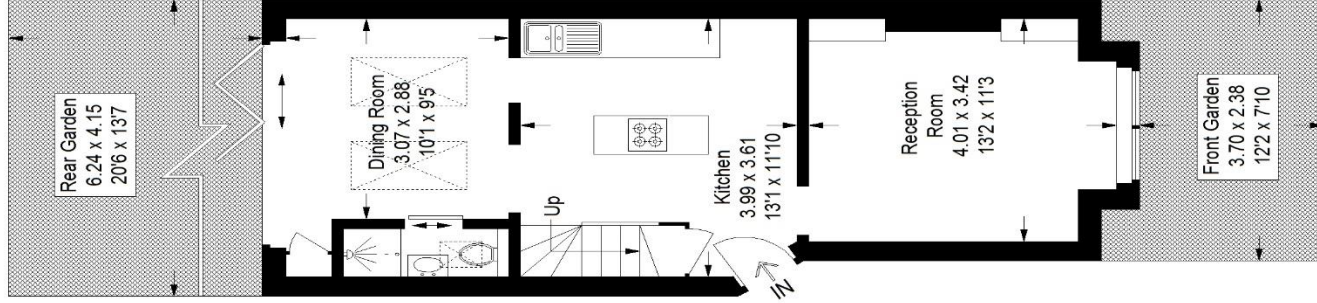
EPC: D | Council Tax Band: D



Floorplan

Silvester Road, SE22

Approximate Gross Internal Area
 Ground Floor = 40.8 sq m / 439 sq ft
 First Floor = 30.0 sq m / 323 sq ft
 Second Floor = 17.8 sq m / 191 sq ft
 Total = 88.6 sq m / 953 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 5'0"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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