



Pellatt Road, SE22  
OIEO £1,075,000

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# In general

- Four double bedrooms
- Two modern bathrooms
- Potential to further extend
- Gentle modernisation required
- Low-maintenance garden
- Desirable, residential road
- CHAIN FREE

# In detail

## CHAIN FREE

Charming, spacious and beautifully bright four-bedroom family home on this desirable street in the heart of residential East Dulwich.

Pellatt Road offers enviable access into The City and West End from East Dulwich station (0.7 miles) as well as bus and cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye. There are a choice of excellent primary and secondary schools nearby as well as a host of beautiful parks and green spaces while Lordship Lane and North Cross Road offer an array of independent shops, bars and restaurants.

Boasting over 1,430 of internal space as well as a 23-ft low maintenance patio garden – the natural three-storey mid-terrace property has been lovingly maintained by the current owner. The ground floor benefits from an 18-ft double reception and a breakfast/dining room off of the separate kitchen. Upstairs are four comfortable double bedrooms and two recently refurbished bathrooms as well as access to the loft. There is scope for some gentle modernisation as well as an opportunity to further extend (STPP).

EPC: E | Council Tax Band: E | Freehold

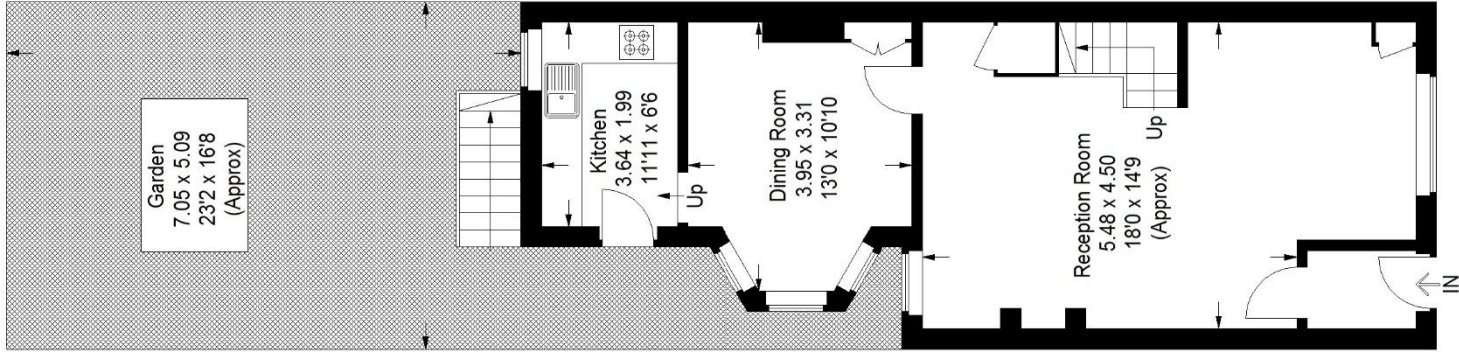




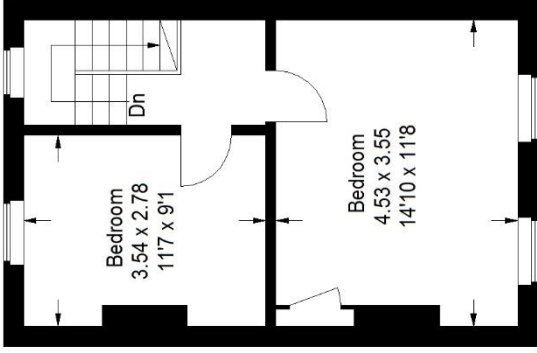
# Floorplan

## Pellatt Road, SE22

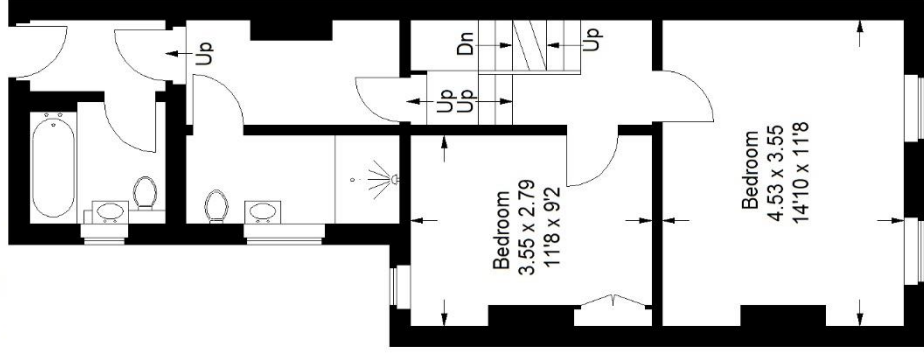
Approximate Gross Internal Area  
 Ground Floor = 51.3 sq m / 552 sq ft  
 First Floor = 49.6 sq m / 534 sq ft  
 Second Floor = 32.6 sq m / 351 sq ft  
 Total = 133.5 sq m / 1437 sq ft



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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