



Barry Road, SE22
£400,000 -

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In general

- CHAIN FREE
- One double bedroom
- Communal garden
- Access to off-street parking
- Good condition throughout
- Potential to modernise

In detail

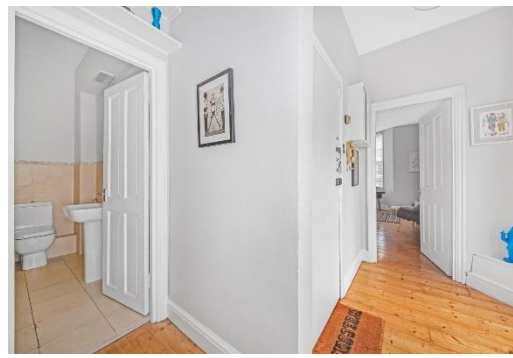
CHAIN FREE

Charming and characterful period conversion with access to a communal garden ideally located in the heart of East Dulwich.

Boasting over 550 Sq Ft of internal space with indirect access onto a communal garden and unallocated parking – the property has been lovingly maintained by the current occupant. There is a beautiful 17-ft bay-fronted reception room with an attached modern kitchen. There is a family bathroom and a 16-ft double bedroom with plenty of storage.

Barry Road is enviably located for the beautiful parks and green spaces of Peckham Rye and Goose Green as well as the independent shops, bars and restaurants of Lordship Lane and North Cross Road. There are strong transport links into The City and West End from East Dulwich station (0.8 miles) and Peckham Rye station (1 mile) along with bus/cycle routes through the neighbouring Nunhead, Camberwell and Dulwich Village.

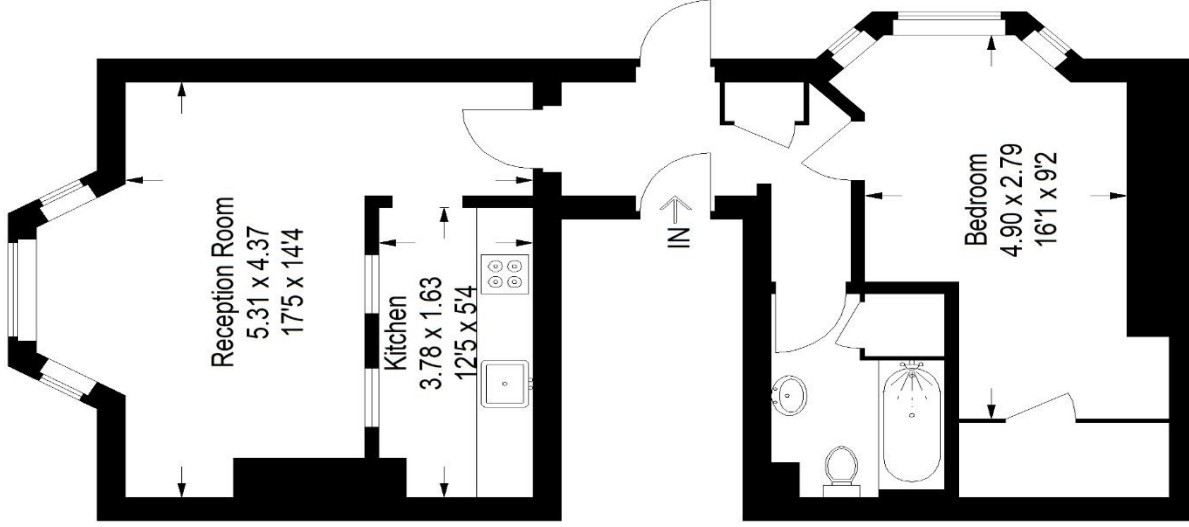
EPC: C | Council Tax Band: B | Lease: 87 years remaining | SC: £ TBC | GR: £ 90 pa | Buildings Insurance: £115.00



Floorplan

Barry Road, SE22

Approximate Gross Internal Area
52.9 sq m / 569 sq ft



First 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	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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