



Dunstans Road, SE22
OIEO £850,000

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In general

- Three/Four bedrooms
- Bathroom and utility room
- 50-ft private garden
- Own entrance
- Over 1,460 Sq Ft
- Share of Freehold

In detail

Charming, spacious and beautifully bright Edwardian maisonette with a large private garden in the heart of residential East Dulwich.

The end of terrace property enjoys over 1,460 Sq Ft of internal space extended across three floors and provides direct access onto the 50-ft private garden from the large 21-ft kitchen-breakfast room. There are three comfortable double bedrooms, a family bathroom and separate utility room, a 14x14-ft bay-fronted reception room and an additional study or snug up in the loft space.

Dunstons Road provides enviable access to the excellent schools, parks and green spaces nearby as well as the restaurants and independent shops of Lordship Lane and North Cross Road. There are strong transport links into The City and West End from East Dulwich station (1.2 miles) and Honor Oak Park station (1.2 miles) as well as bus and cycle connections through the neighbouring Dulwich Village, New Cross and Forest Hill.

EPC: D | Council Tax Band: C | Lease: 92 years remaining | SC: Nil | GR: Nil | Buildings Insurance: £600.00 pa



Floorplan

Dunstans Road, SE22

Approximate Gross Internal Area
 Ground Floor = 106.1 sq m / 1131 sq ft
 First Floor = 20.3 sq m / 219 sq ft
 Second Floor = 10.9 sq m / 117 sq ft
 Total = 136.3 sq m / 1467 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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--- = Reduced Headroom Below 1.5 M / 5'0"

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