



East Dulwich Road, SE22  
£550,000

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# In general

- One/two double bedrooms
- Period conversion
- Open-plan kitchen-reception
- Potential to extend with roof terrace
- Elapsed planning permission – 18/AP/2441
- Share of Freehold

# In detail

Charming and spacious split-level period conversion on the top of this striking Victorian building in the heart of East Dulwich with potential for a roof terrace.

Enviably located overlooking Goose Green Park – East Dulwich Road offers excellent access into The City and West End from East Dulwich station (0.4 miles) and Peckham Rye station (0.8 miles) as well as bus/cycle routes through the neighbouring Camberwell, Herne Hill and Dulwich Village. There are a host of independent shops, bars and restaurants on Lordship Lane, North Cross Road and Bellenden Road as well as parks, green spaces and excellent local schools.

Boasting over 840 Sq Ft of internal space – the property offers versatile living as either a large one-bedroom with separate reception room or two double bedrooms with a 20-ft open-plan kitchen reception with plenty of eaves storage and partial views towards The City.

Planning permission was granted in 2018 for an exciting front and rear dormer extension to include a private roof terrace with balustrade which would offer gorgeous Cityscape views.

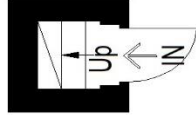
EPC: E | Council Tax Band: C | Lease: 962 years remaining | SC £300 pa | GR: Peppercorn | Buildings Insurance: £360 pa



# Floorplan

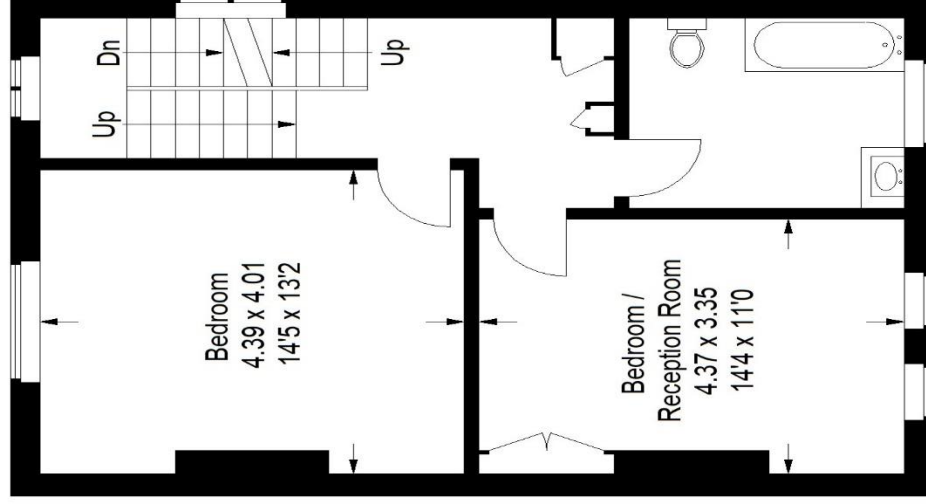
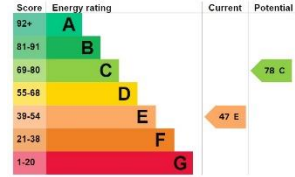
## East Dulwich Road, SE22

Approximate Gross Internal Area  
(Excluding Eaves)  
78.4 sq m / 844 sq ft

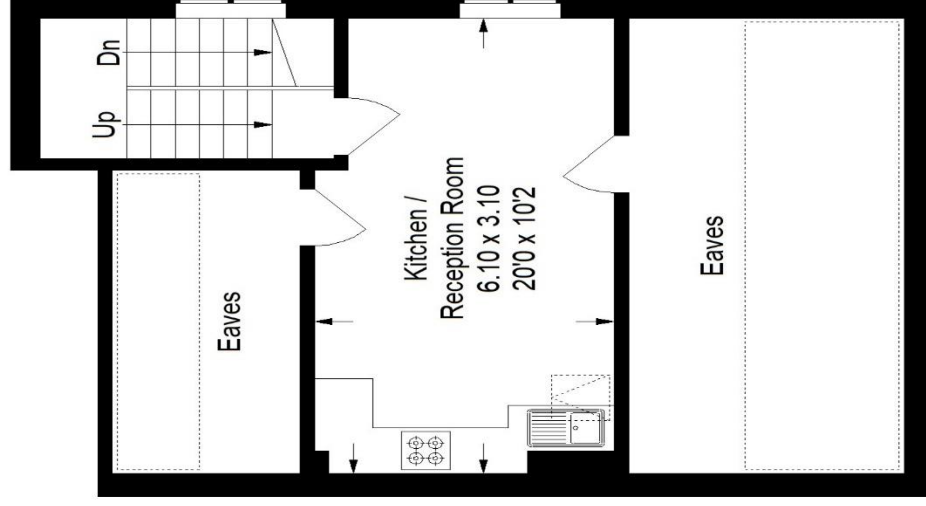


### Ground Floor

 = Reduced headroom below 1.5 m / 50



### First Floor



### Second Floor

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