



Melford Road, SE22
OIEO £650,000

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In general

- Two double bedrooms
- Period conversion
- Large, private garden
- Excellent condition throughout
- Chain free
- EPC Rating: C | Council Tax Band: D

In detail

Stunning, charming and gorgeous two double bedroom period conversion with private garden ideally located between East Dulwich and Forest Hill.

This sumptuous ground floor apartment boasts over 940 Sq Ft of internal space with direct access onto the 35-ft landscaped garden. There is a beautifully bright double reception which is open-plan to the modern kitchen with a combination of original features and modern touches – including excellent insulation, double glazing and underfloor heating. There is a 15 x 15-ft bay-fronted master bedroom and a further double bedroom served by a family bathroom.

Melford Road is enviably located on this residential street offering easy access into The City and West End from Forest Hill station (0.8 miles) and East Dulwich station (1.5 miles) as well as strong bus and cycle connections through the neighbouring Dulwich Village, Peckham Rye and Honor Oak Park. There are an array of parks and green spaces including Dulwich Park, Horniman Gardens and Sydenham Woods as well as the independent shops, bars and restaurants of nearby Lordship Lane and a host of excellent primary schools.

EPC: C | Council Tax Band: D | Lease: 149 years remaining | SC: as required | GR: Peppercorn | Buildings Insurance: £

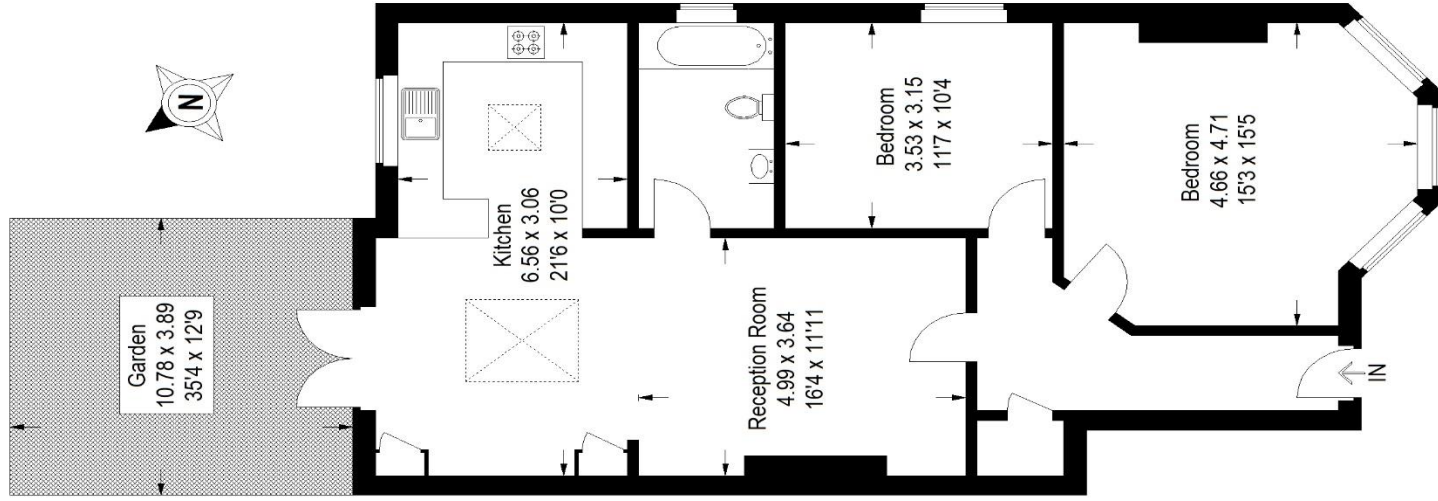


Floorplan

Melford Road, SE22

Approximate Gross Internal Area

87.6 sq m / 943 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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