

Talbot Road, SE22 OIEO £625,000

0208 702 8222 pedderproperty.com



In general

- Two double bedrooms
- Freehold house
- Good condition throughout
- Conservatory extension
- Allocated off street parking
- Onward chain complete

In detail

Beautifully bright and charming two bedroom mid-terrace house on this desirable cul-desac in East Dulwich.

Boasting over 720 sq ft of internal space – the late 1990's house has been lovingly maintained by the current owner.

There is a 15 x 11-ft reception room, a fitted eat-in kitchen that leads through into the 11-ft modern conservatory and out onto the 26-ft mature garden.

Upstairs there are two double bedrooms and a family bathroom as well as access up into the unconverted loft – ideal for storage.

Talbot Road is enviably located for transport links into The City and West End from East Dulwich station (0.2 miles) as well as bus/cycle routes through the neighbouring Herne Hill, Peckham Rye and Camberwell.

There are an array of parks and green spaces nearby as well as the independent shops, bars and restaurants of Lordship Lane, North Cross Road and Bellenden Road.

EPC: D | Council Tax Band: D | Freehold

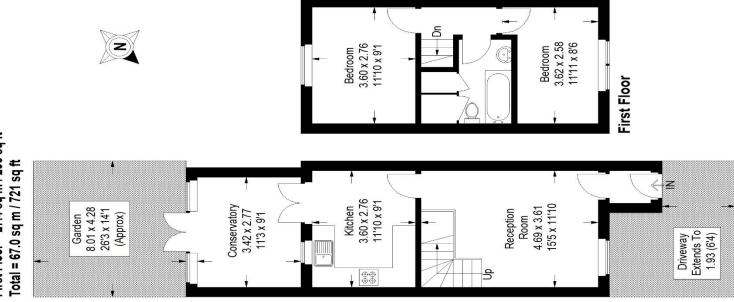






Talbot Road, SE22

Approximate Gross Internal Area Ground Floor = 39.6 sq m / 426 sq ft First Floor = 27.4 sq m / 295 sq ft Total = 67.0 sq m / 721 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2023 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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars or warranty whatsoever in relation to this property.