



Talbot Road, SE22  
OIEO £625,000

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# 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-de-sac 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



# Floorplan

## 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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