



Rodwell Road, SE22
£850,000

0208 702 8222
pedderproperty.com

pedder



In general

- Two/Three bedroom
- Bathroom through bedroom
- Potential to extend
- Gentle modernisation required
- Desirable location

In detail

Charming and spacious family home on this desirable residential street in the heart of East Dulwich.

Rodwell Road is enviably located for the restaurants and independent shops of Lordship Lane as well as the excellent choice of primary and secondary schools and a host of parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.8 miles) and Peckham Rye station (1.4 miles) as well as bus and cycle routes through the neighbouring Dulwich Village, Herne Hill and Camberwell.

Boasting over 1,100 Sq Ft of internal space with potential to loft extend and kitchen extend under permitted development; this mid-terrace period property would benefit from some gentle modernisation. There are two separate reception rooms with original features on the ground floor as well as a breakfast room off of the kitchen. There is a 16-ft bay-fronted master bedroom, a second double bedroom and the bathroom through the third bedroom or study.

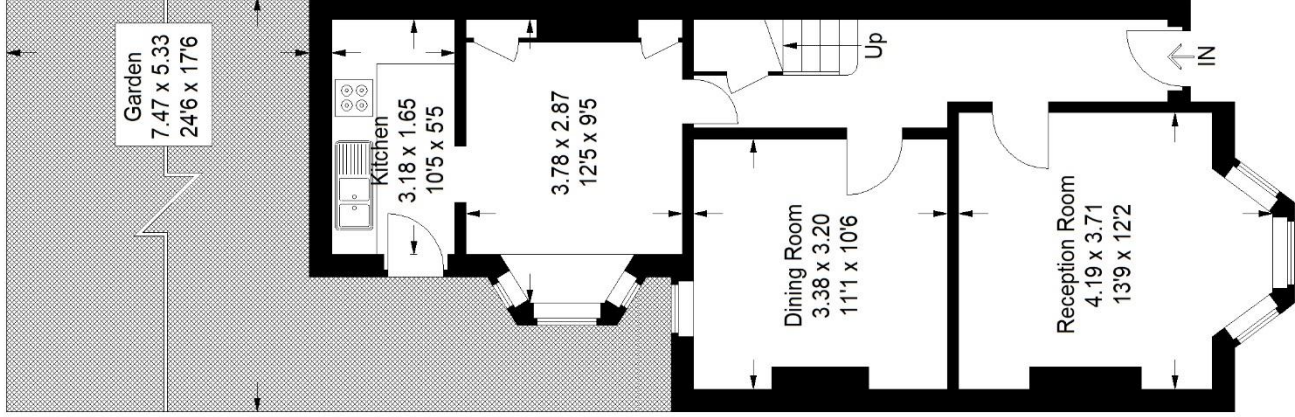
EPC: D | Council Tax Band: D | Freehold



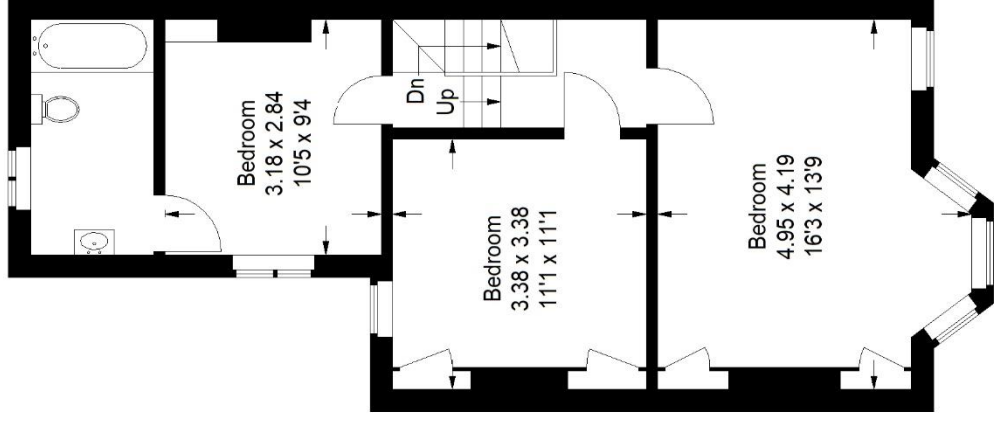
Floorplan

Rodwell Road, SE22

Approximate Gross Internal Area
 Ground Floor = 51.5 sq m / 554 sq ft
 First Floor = 51.0 sq m / 549 sq ft
 Total = 102.5 sq m / 1103 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 B
39-54	E		
21-38	F		
1-20	G		

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, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

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.