



Barry Road, SE22
OIEO £600,000

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In general

- Two double bedrooms
- Additional loft/study room
- Front garden
- Potential to extend STPP
- Share of Freehold
- Chain free

In detail

CHAIN FREE

Gorgeous, charming and spacious split-level period conversion on this tree-lined street in the heart of residential East Dulwich.

Boasting over 840 Sq Ft of internal space which has been lovingly modernised by the current owner with further potential to loft extend (subject to planning permission). There is a characterful 16x12 ft separate reception room, a modern eat-in kitchen and two comfortable double bedrooms. There is an additional loft/study room up on the top floor – ideal for those looking to work from home. The front garden is demised to the apartment.

Barry Road provides easy access into The City and West End from East Dulwich station (0.9 miles) and Peckham Rye station (1.3 miles) as well as strong bus and cycle connections through the neighbouring Forest Hill, Dulwich Village and Peckham Rye. There are an array of independent shops, bars and restaurants nearby on Lordship Lane and North Cross Road as well as the stunning Peckham Rye Park and Dulwich Park at either end of the road.

EPC: E | Council Tax Band: C | Lease: 148 years remaining | SC: Nil | GR: Nil | Buildings Insurance: £582



Floorplan

Barry Road, SE22

Approximate Gross Internal Area

Ground Floor = 2.2 sq m / 24 sq ft

First Floor = 68.5 sq m / 737 sq ft

Top Floor = 7.6 sq m / 82 sq ft

Total = 78.3 sq m / 843 sq ft

(Measurements Exclude Bedroom 2)



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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