



Dunstans Road, SE22
Offers in excess of £700,000

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In general

- Three bedrooms
- Private roof terrace
- Stunning cityscape views
- Over 880 Sq Ft
- Good condition throughout

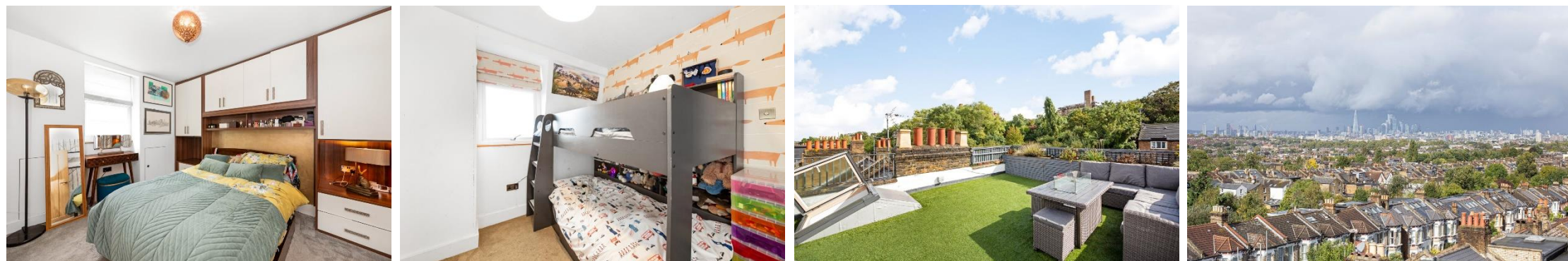
In detail

Gorgeous, stunning and spacious split-level period conversion with an incredible private roof terrace in the residential heart of East Dulwich.

Set at the top of Dunstons Road – there are gorgeous panoramic cityscape views from the 21x18 rooftop; ideal to host those summer drinks or New Years Eve firework parties. Boasting over 880 Sq Ft of internal space; there is a 17x12 separate reception room and a modern 11x10 ft eat-in kitchen on the first floor. Upstairs on the upper floor are two comfortable double bedrooms including the 12x10 principal bedroom with fitted wardrobes as well as third bedroom/study. The property has been lovingly modernised and maintained by the current owners who are looking to upsize nearby.

This part of SE22 is well-located for the excellent local schools – primary and secondary, private and state – as well as the gorgeous parks, green spaces and sports grounds of Dulwich Common. There are an array of independent shops, bars, coffee shops and restaurants nearby on Lordship Lane, North Cross Road and London Road. There are strong transport links into The City and West End from East Dulwich station (1.3 miles) and Forest Hill station (1.2 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

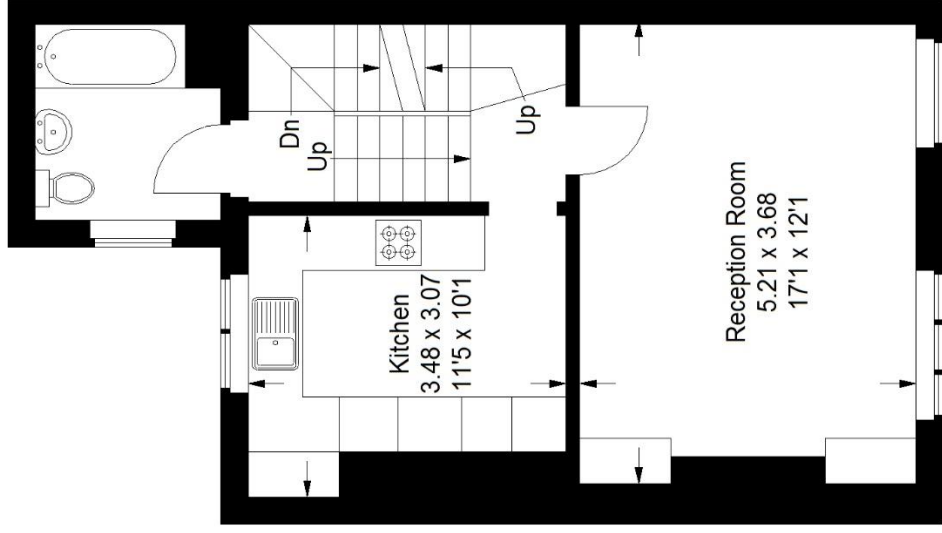
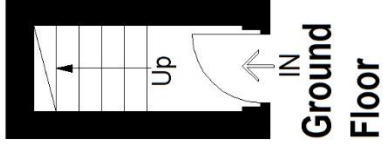
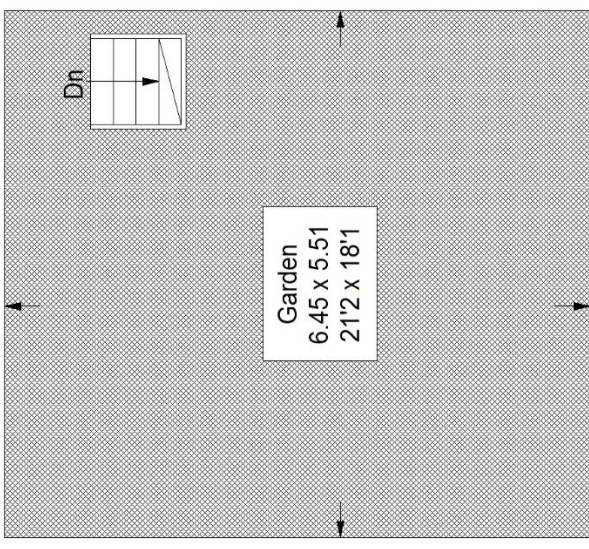
EPC: C | Council Tax Band C | Lease: 982 years remaining | SC: £0 | GR: £0 | BI: £580



Floorplan

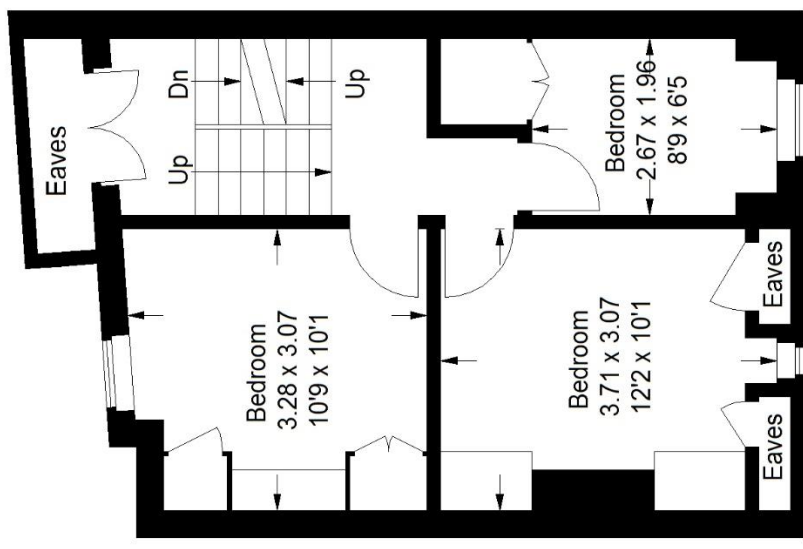
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**Approximate Gross Internal Area
(Excluding Eaves)
82.2 sq m / 885 sq ft**



First Floor

Third Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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