



Dunstons Road, SE22 | Offers In Excess Of £685,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local



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: As & When | GR: N/A | BI: £580

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

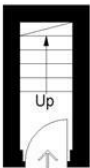
304

305

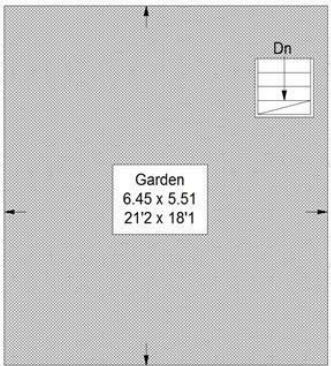
Floorplan

Dunstans Road, SE22

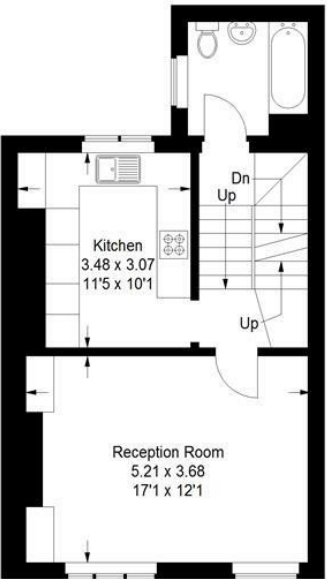
Approximate Gross Internal Area
(Excluding Eaves)
82.2 sq m / 885 sq ft



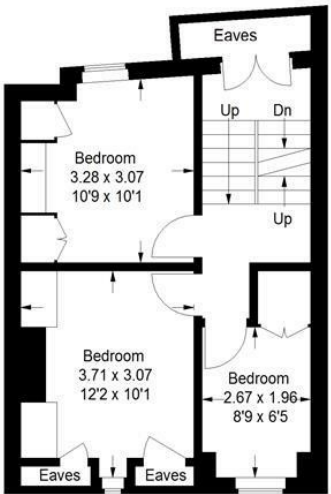
Ground Floor



Third Floor

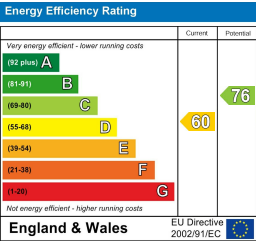


First Floor



Second Floor

Copyright www.pedderproperty.com © 2024
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, (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.