



East Dulwich Road, SE22 | Guide Price £450,000

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## In General

- Two bedrooms
- Large, communal garden
- Opposite Goose Green Park
- Good condition throughout
- Potential to re-model/modernise
- Private entrance
- No onward chain

## In Detail

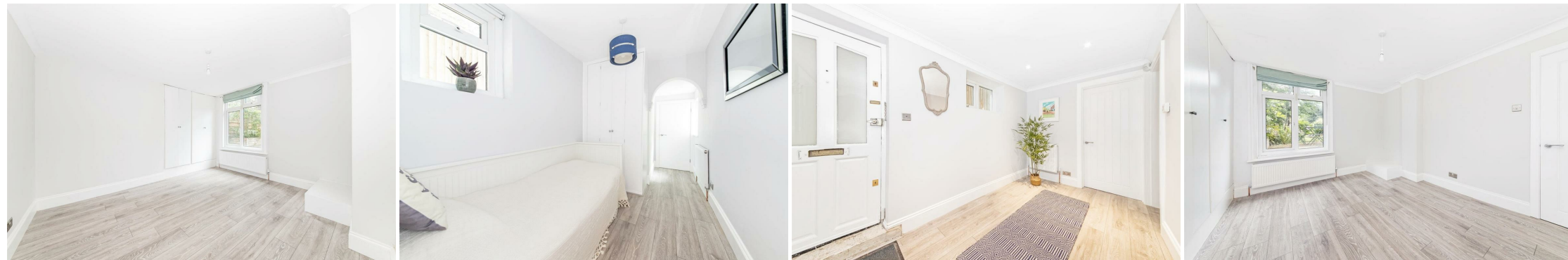
\*Guide Price £450,000 - £475,000\*. Charming, spacious and characterful two-bedroom period conversion ideally located in the heart of East Dulwich with no onward chain.

East Dulwich Road, opposite the gorgeous Goose Green Park, offers easy access into The City and West End from East Dulwich station (0.3 miles) and Peckham Rye station (0.8 miles) as well as strong bus/cycle routes through the neighbouring Camberwell, Herne Hill and Dulwich Village, a charming and spacious apartment nestled in the heart of East Dulwich. This delightful property combines modern living with classic charm, making it the perfect home for first-time buyers or investors alike.

Boasting over 670 Sq Ft of internal space as well as indirect access onto a stunning communal garden and a private entrance. There is a 16x12 ft bay-fronted reception room as well as a separate fitted kitchen and modern family bathroom. There is a comfortable double bedroom at the rear overlooking the gardens as well as a smaller second bedroom and large entrance hallway with huge potential to re-model and modernise in places.

There are a host of independent shops, bars, restaurants and coffee shops as well as a choice of parks and green spaces.

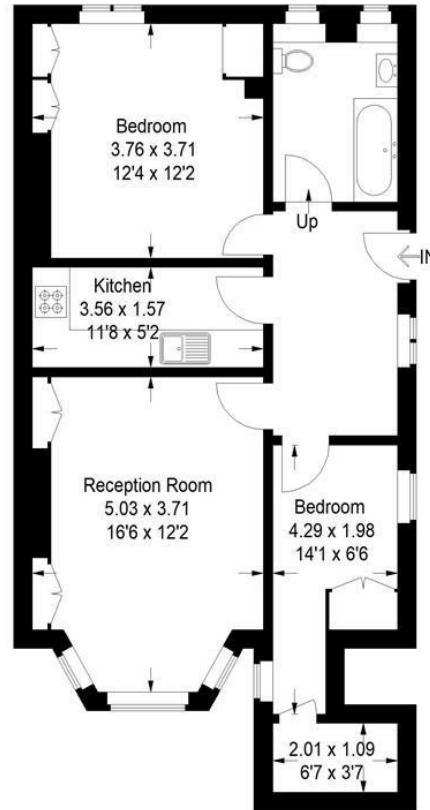
EPC: D | Council Tax Band: C | Lease: 963 years remaining | SC: £900 pa | GR: N/A | BI: £555 pa



# Floorplan

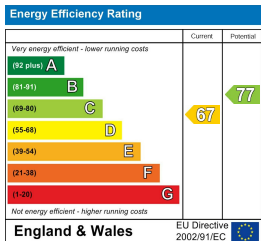
East Dulwich Road, SE22

Approximate Gross Internal Area  
62.5 sq m / 673 sq ft



## Basement

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