

EAST DULWICH ROAD, EAST DULWICH, SE22  
LEASEHOLD  
GUIDE PRICE £700,000



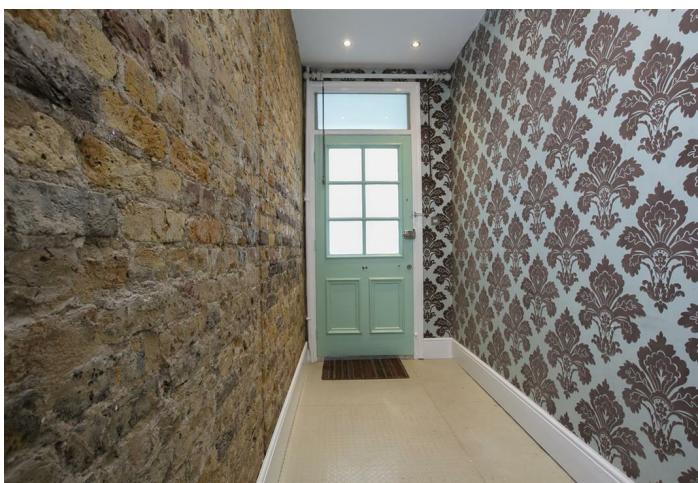
## SPEC

Bedrooms : 3  
Receptions : 2  
Bathrooms : 1

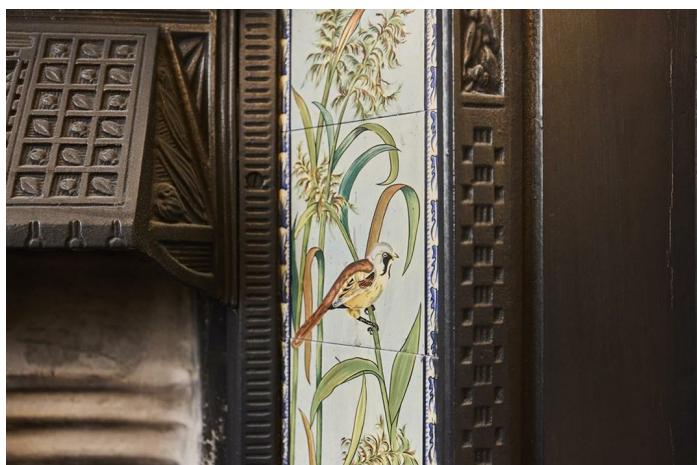
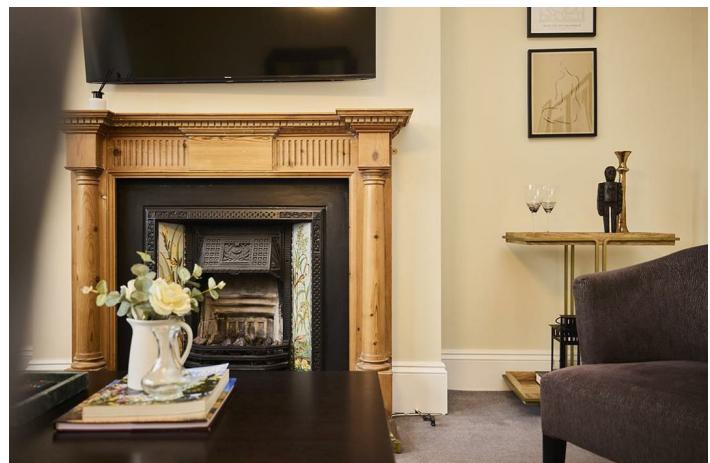
Lease Length:  
Service Charge:  
Ground Rent:

## FEATURES

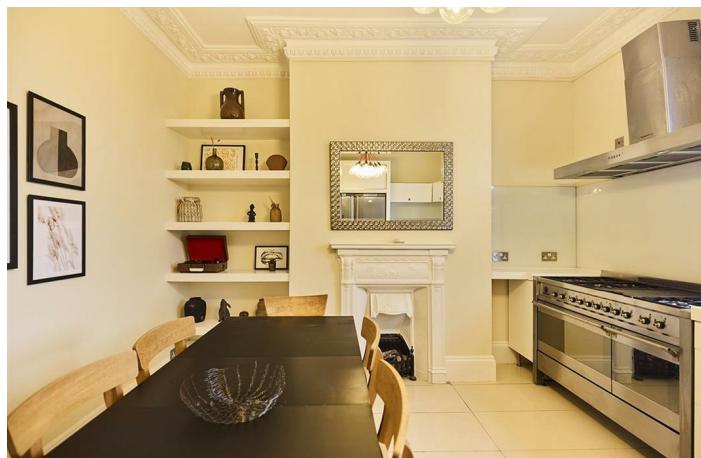
Split-Level Period Conversion  
Huge Private Garden  
Period Fireplace  
Close to all Amenities  
Leasehold



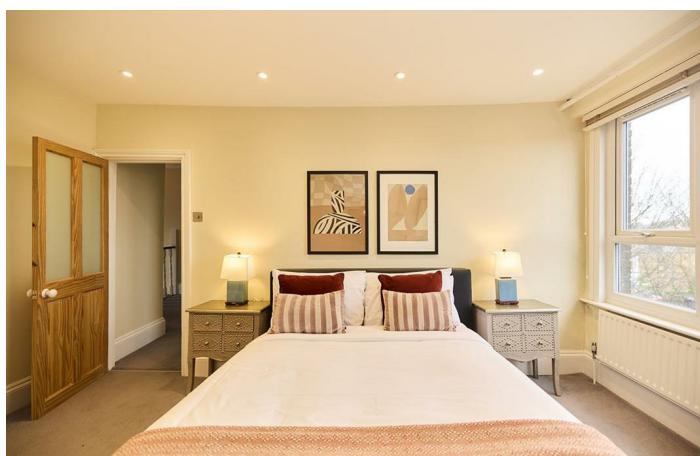
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Huge Three/Four Bedroom Split Level Period Conversion With Large Private Garden.

GUIDE PRICE £700,000 TO £750,000.

Spread generously over the upper floors of a handsome Victorian building, this fantastic three/four bedroom period conversion will take some beating! Boasting a private entrance, huge private garden and a newly refurbished interior spread over two and a half floors, it will win you at hello. The accommodation is bright and airy throughout and comprises a large reception, equally impressive kitchen/diner, three double bedrooms, fourth bedroom/study and a modern shower room. The property is fantastically placed for the hip outlets of Lordship Lane and Peckham. There are excellent train links (East Dulwich, Peckham Rye and Nunhead stations) plus some wonderful open green spaces. You're right over the road from a handy Tesco too.

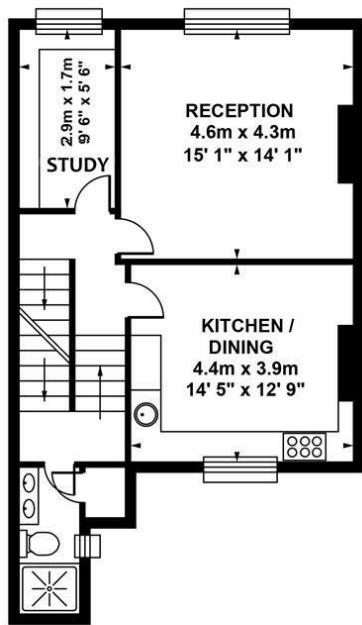
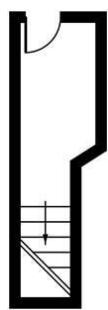
The building is set back from the road behind a long, well maintained front garden. Grand steps lead upward to a recessed portico where your private entrance invites you into a lovely entrance hall. High ceilings, exposed brick and fancy flock wallpaper create a fine first impression. The rear return hosts a modern shower room with recessed storage, modern fixtures and an integrated mirror. Upward again to the first floor you find a fab front-facing reception with oodles of light, gorgeous decorative period cornicing and a feature fireplace. There's plenty of space for lounging and entertaining. The similarly well-proportioned kitchen/diner has modern cabinetry and a bright rear aspect. There's another handsome fireplace, five ring gas range, dishwasher, circular sink and American style fridge/freezer. The bright and inviting study completes this level. It has ubiquitous fitted storage and desk space and could also make a handy single bedroom. Upward again to the second floor you find a bright rear-facing landing with neutral decor and space for a further study space. There are two neutrally decorated double bedrooms fronting the street and a third double to the rear.

Trains from Peckham Rye and East Dulwich are both within 10 minutes' walk. There's a good selection of buses too on East Dulwich Road where you will also find local shops. East Dulwich leisure centre, with Victorian baths and a brilliant gym, is moments away, as is the beautiful Peckham Rye Park. More funky shops and some excellent restaurants like Franklin's, Yama Momo and The Palmerston are close by in funky Lordship Lane. Nunhead offers yet more social and culinary attractions. We love the Old Nun's Head and Good Cup for a natter and a decent brew.

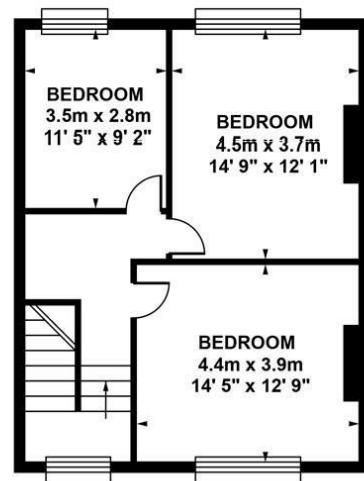
Tenure: Leasehold

Lease Length: 146 years

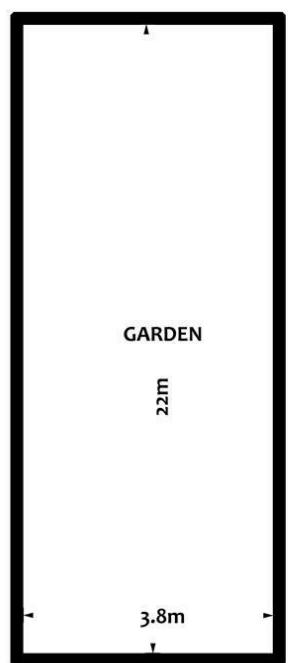
Council Tax Band: D



**FIRST FLOOR**



**SECOND FLOOR**



**UPPER  
GROUND FLOOR**

Approximate. internal area : Approximate. internal area :  
6.67 sqm / 72 sq ft 60.69 sqm / 653 sq ft

Approximate. internal area :  
56.10 sqm / 604 sq ft

### **TOTAL APPROX FLOOR AREA**

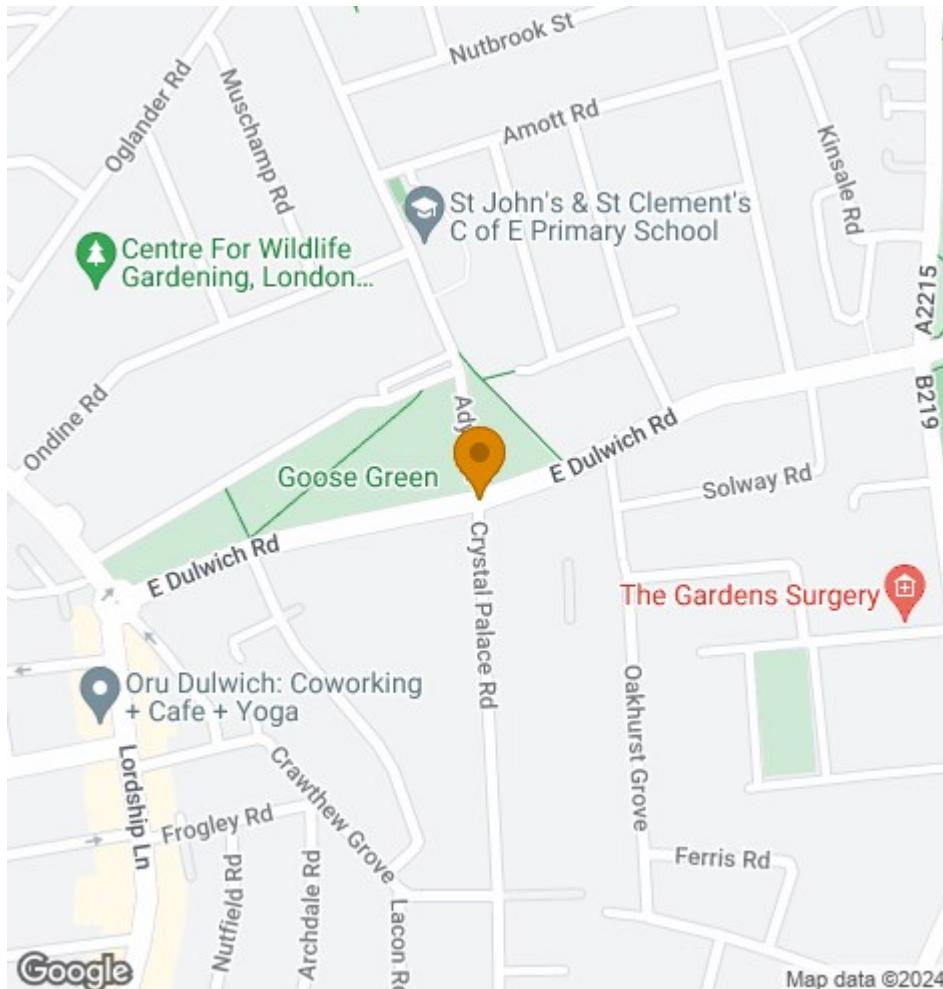
Approximate. internal area : 123.46 sqm / 1329 sq ft

Measurements for guidance only / Not to scale

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	56	67	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



**Wooster & Stock**

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