



PELLATT ROAD, EAST DULWICH, SE22
£550,000 SHARE OF FREEHOLD

A FANTASTIC OPPORTUNITY TO PURCHASE A
TWO-BEDROOM GROUND-FLOOR MAISONETTE,
SITUATED IN A FANTASTIC RESIDENTIAL AREA.

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

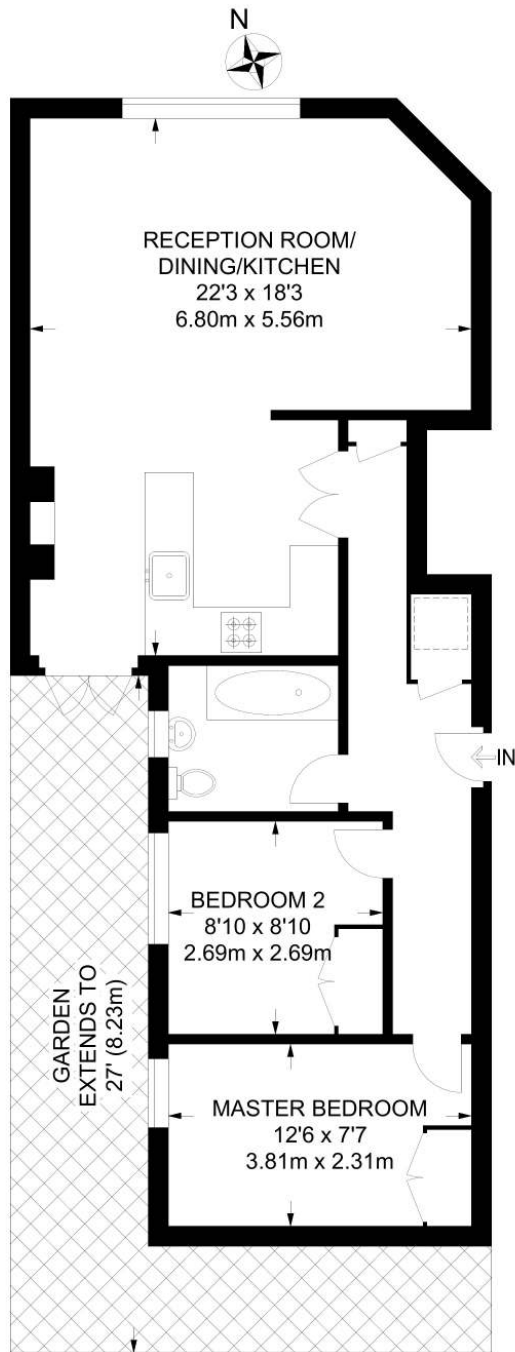
A fantastic opportunity to purchase a two-bedroom ground-floor maisonette, situated in a fantastic residential area in SE22. This lovely property is offered to the market chain free and in great condition. The property is set within a handsome detached Victorian building. Comprising a spacious open-plan kitchen reception, complete with wood flooring, breakfast bar, high ceilings, a fully integrated kitchen and understairs storage. The property further comprises two double bedrooms with built-in wardrobes, and a family bathroom. The property boasts a private, south-facing outdoor area ideal for summer barbeques and evening drinks in the summer. The location provides fantastic access to the shops, bars, and restaurants on Lordship Lane as well as the wide, open green spaces of Peckham Rye Park, Dulwich Common, and Goose Green. School catchments are in abundance with Harris primary and Heber to name a couple.

AT A GLANCE

- Two Bedrooms
- Ground Floor Maisonette
- Open-Plan Kitchen/Reception
- Bathroom
- South-Facing Patio
- Chain Free







GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA: 714 SQ FT / 66.3 SQ M

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	76
England, Scotland & Wales	
EU Directive 2002/91/EC	

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.