

Barry Road, East Dulwich, London, SE22

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£600,000 - *Leasehold*

Beautifully presented and arranged over split levels, this charming two-bedroom garden flat combines generous proportions, high ceilings and attractive period features with a superb central East Dulwich location. The spacious eat-in kitchen opens directly onto a large private garden, creating an ideal space for indoor-outdoor living and entertaining.

KEY FEATURES

- Private garden with direct access from the spacious eat-in kitchen.
- Spacious layout featuring two double bedrooms, a large separate reception room, and an eat-in kitchen.
- Prime East Dulwich location within walking distance of Lordship Lane, Dulwich and Peckham Rye Parks, and excellent transport links including the London Overground.





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The property comprises two well-proportioned bedrooms, including a generous principal bedroom, a spacious separate reception room ideal for both relaxing and entertaining, a separate eat-in kitchen, and a well-appointed family bathroom. The home also retains a wealth of period character, including an original Victorian fireplace, adding charm and character to the living space.

Perfectly positioned, the property benefits from easy access to the beautiful open spaces of both Dulwich and Peckham Rye Parks, while the vibrant amenities of Lordship Lane, with its excellent selection of independent cafés, bars, restaurants, and boutique shops, are just a short walk away. The area is also well served by excellent transport links, including the London Overground, providing convenient connections into Central London.

Combining generous living space, a private garden, and a highly sought-after East Dulwich location, this attractive home offers an excellent opportunity to enjoy a relaxed yet well-connected London lifestyle.





MATERIAL INFORMATION

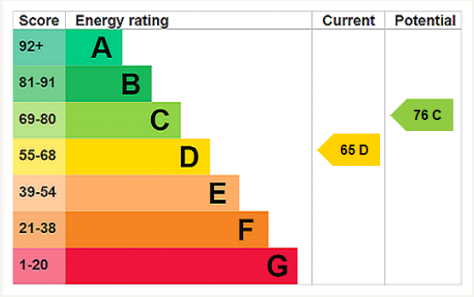
Tenure: Leasehold
Term: 119 years
Council Tax Band: C
EPC rating: D
Sq.Ft - 855

Mobile Phone Coverage:
EE: (Good outdoor and in-home)
Three: (Good outdoor and in-home)
02: (Good outdoor and in-home)
Vodafone: (Good outdoor and in-home)
(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only)

Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding **(Information supplied by gov.uk and purchasers are advised to seek their own legal advice)**

Full Fibre Broadband
Fibre on the Premises
FTTP
Ultrafast Full Fibre
Gigabite Fibre

Floor Plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.



For more information, scan the QR code or visit the link below

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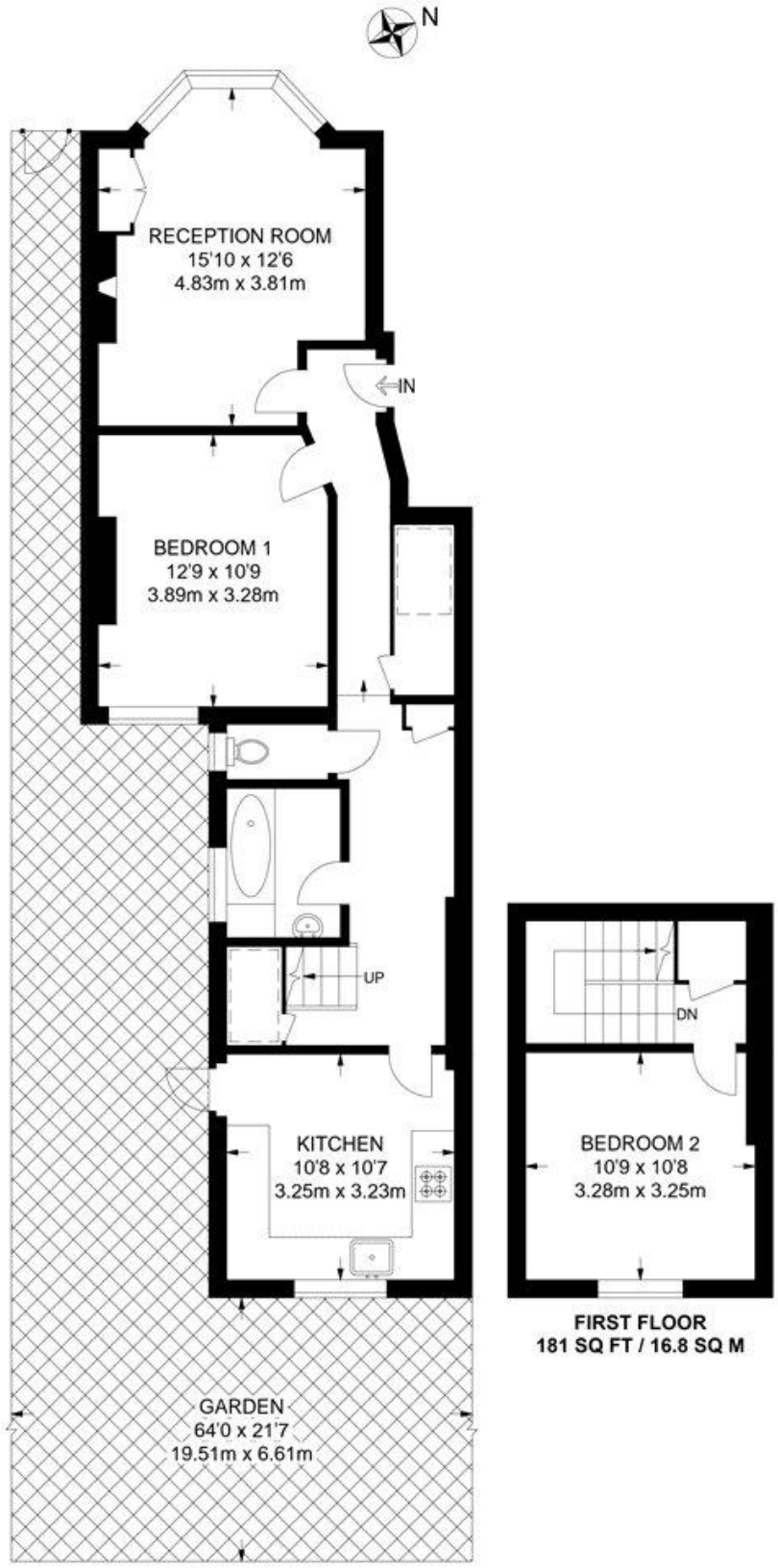
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.











FIRST FLOOR
181 SQ FT / 16.8 SQ M

GROUND FLOOR
674 SQ FT / 62.6 SQ M

APPROXIMATE GROSS INTERNAL AREA
855 SQ FT / 79.4 SQ M

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