



BARRY ROAD, EAST DULWICH, LONDON, SE22
OIEO £900,000 LEASEHOLD

BRIGHT AND SPACIOUS 4-BEDROOM, 2 BATHROOM HOME WITH LARGE GARDEN ON BARRY ROAD, EAST DULWICH.

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

Tenure Leasehold 107yr Lease | Council Tax Band D – London Borough of Southwark | Ground rent is 300/yr until Dec 2032 and 500/yr afterwards | EPC Rating E

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DESCRIPTION:

Bright and Spacious 4-Bedroom, 2-Bathroom Home with Large Garden on Barry Road, East Dulwich. Set on the ever-popular Barry Road in the heart of East Dulwich, this beautifully presented double fronted four-bedroom, two-bathroom home offers generous living space and a fantastic garden, spread across two well-designed floors. Flooded with natural light throughout, the first floor features two spacious bedrooms, a stylish bathroom, a spacious reception, and a separate modern kitchen with direct access to a large, well-kept garden—perfect for entertaining, gardening, or family relaxation. Upstairs, you'll find two further bright bedrooms, a separate shower room and a storage room. The layout is ideal for families or those needing flexible space for a home office or guest room. Ideally located within walking distance to vibrant Lordship Lane, you'll have easy access to a wide array of independent shops, cafes, restaurants, and excellent local schools. Great transport links provide quick access to Central London, making this the perfect blend of city convenience and suburban comfort. This is a rare opportunity to secure a light-filled, spacious home with private outdoor space in one of East Dulwich's most desirable spots.

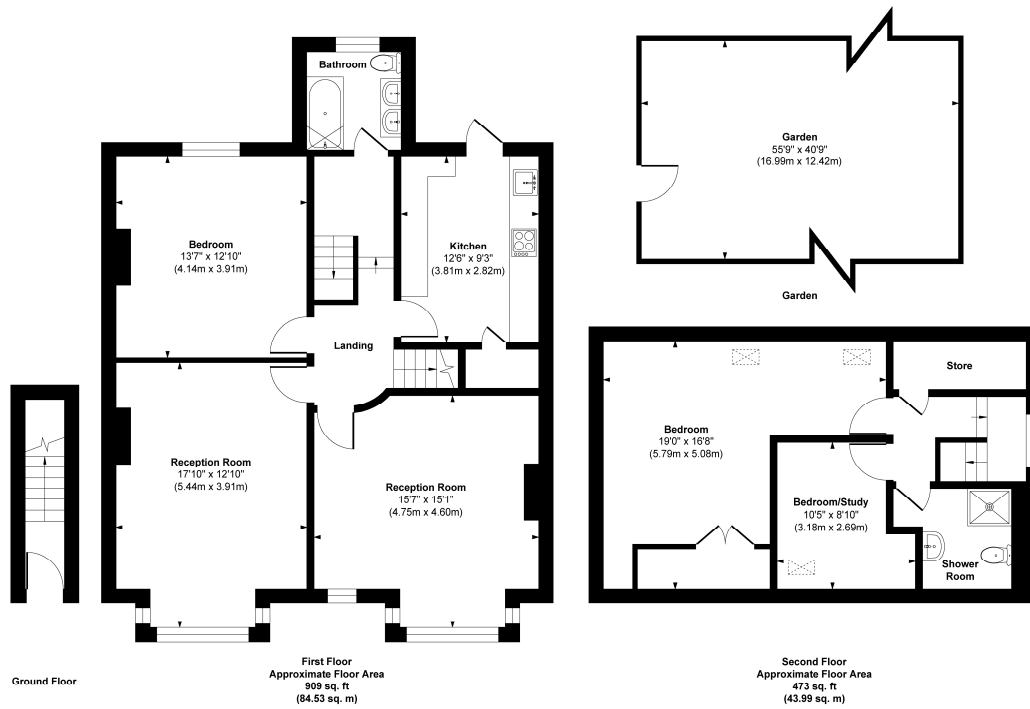
AT A GLANCE

- 4-Bedroom
- 2-Bathroom
- Large Private Garden.
- In The Heart of East Dulwich.
- Close to Lordship Lane,
- Excellent Local Schools
- Fast Transport Links





Barry Road



Approx. Gross Internal Floor Area 1382 sq. ft / 128.52 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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