



BARRY ROAD, EAST DULWICH, LONDON, SE22
GUIDE PRICE £375,000 LEASEHOLD

A WONDERFUL ONE BEDROOM MODERN APARTMENT IN A SUPERB LOCATION

DESCRIPTION:

This modern and bright one-bedroom flat offers a perfect blend of comfort and convenience in a sought-after residential location. The spacious open-plan living area is filled with natural light, creating a welcoming atmosphere, while the well-appointed kitchen features sleek, contemporary fittings. The generous bedroom provides a peaceful retreat, and the stylish bathroom completes this ideal city home. East Dulwich Station is just a short walk away, offering quick access to London Bridge and beyond. Excellent bus routes (176, 185, 484) provide easy connections to Peckham, Camberwell, and central London, making commuting a dream. The property is moments from Peckham Rye Park & Common, perfect for leisurely walks, picnics, and outdoor relaxation. East Dulwich's vibrant high street is nearby, with boutique shops, cosy cafés, and popular restaurants. For everyday essentials, Sainsbury's Local and independent stores are within easy reach. Ideal for professionals or first-time buyers, this well-presented flat is a fantastic opportunity to live in a thriving community with excellent transport and leisure options. Don't miss out – arrange a viewing today!

AT A GLANCE

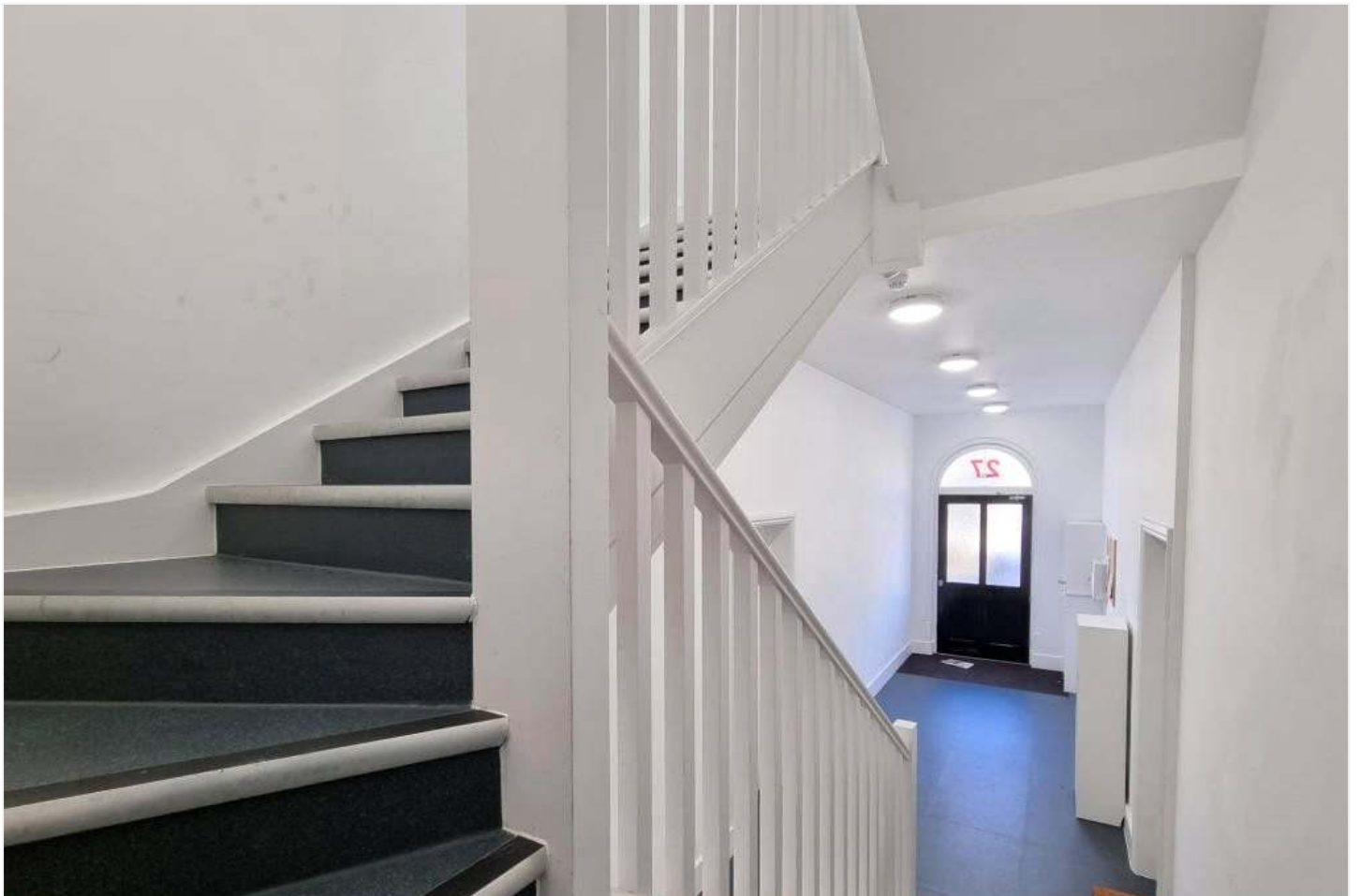
- One-Bedroom Flat
- Top Floor
- Period Building
- Excellent
- Transport Links
- Chain Free
- Open Plan Living Space
- Juliet Balcony

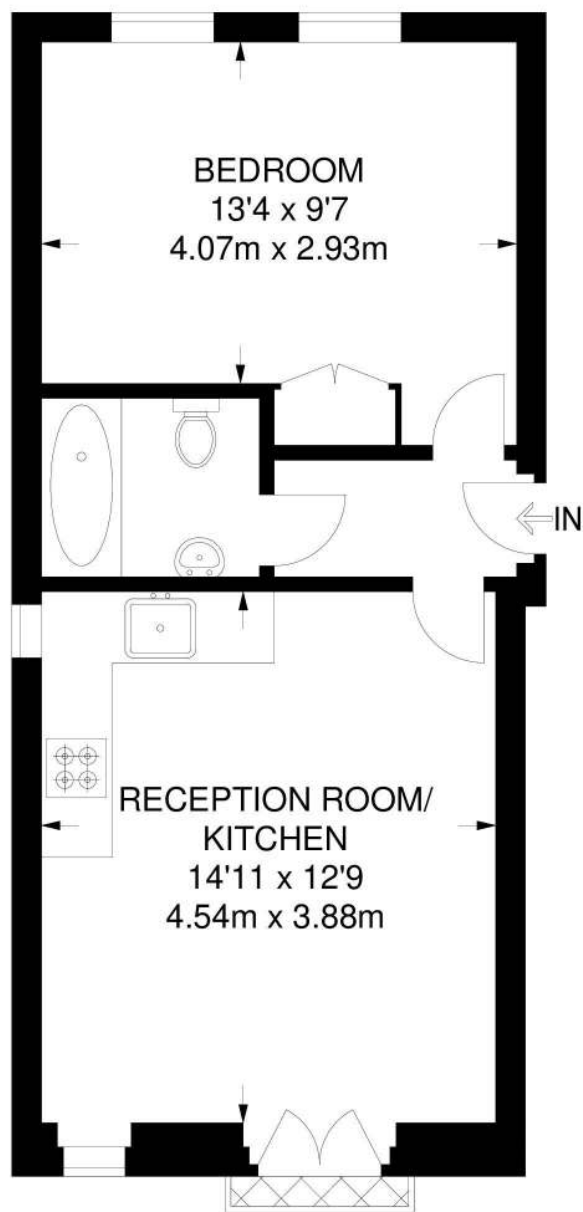
Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Leasehold 120yrs Lease | Council Tax Band C – London Borough of Southwark | Service Charge £624.83pa | Ground Rent £250pa | EPC Rating C

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SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
400 SQ FT / 37.1 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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See things differently

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