



PELLATT ROAD, EAST DULWICH, SE22  
OFFERS IN EXCESS OF £500,000 SHARE OF FREEHOLD

A FANTASTIC OPPORTUNITY TO PURCHASE A  
TWO-BEDROOM FIRST FLOOR MAISONNETTE,  
SITUATED IN A RESIDENTIAL AREA IN SE22.

Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

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## DESCRIPTION:

A fantastic opportunity to purchase a two-bedroom first 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 reception with high ceilings, fully integrated kitchen, two spacious double bedrooms with built-in wardrobes, and a family bathroom. The property boasts the potential to extend further into the loft STPP. 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.

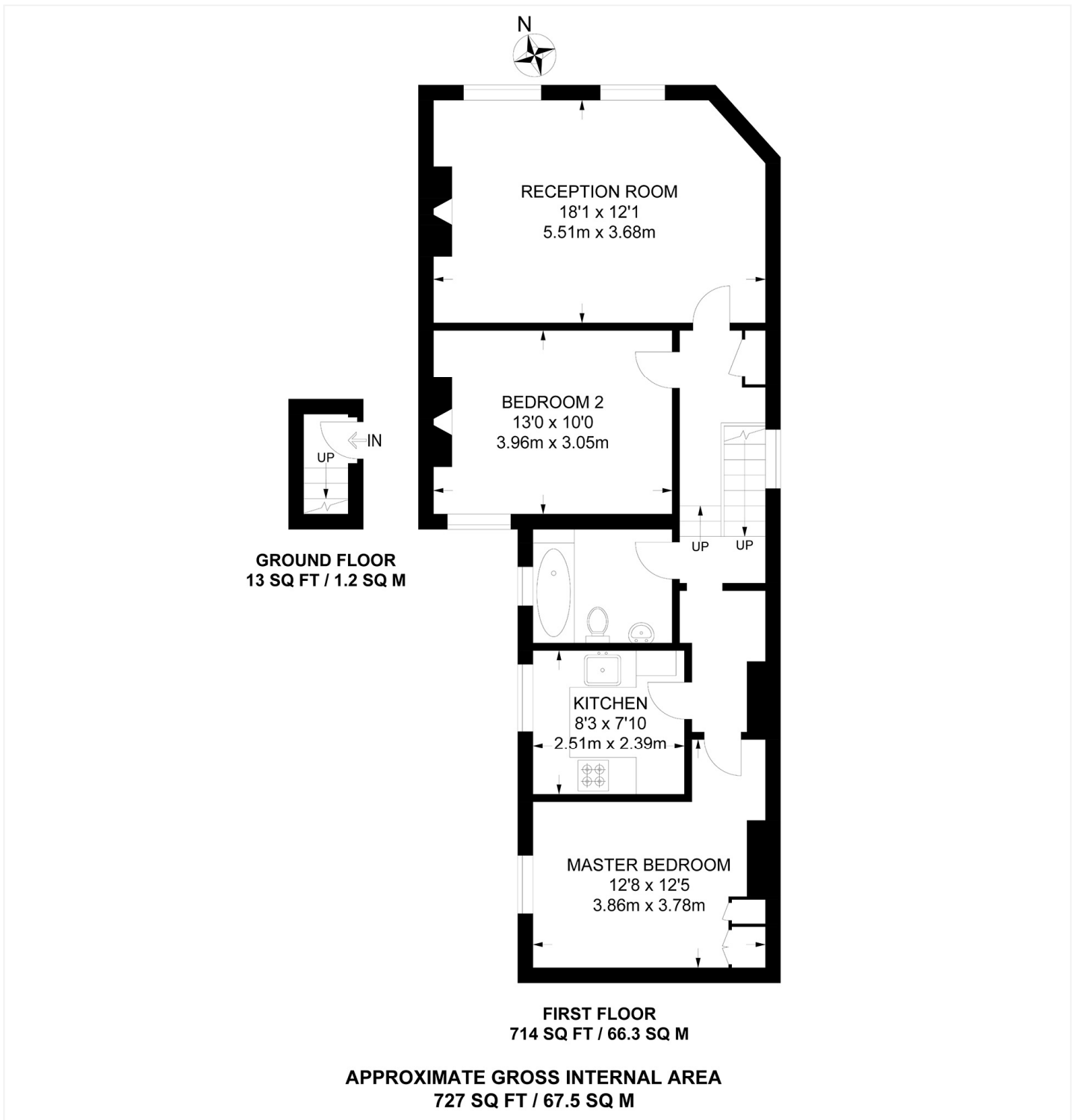
## AT A GLANCE

- Two Double Bedrooms
- First Floor Maisonette
- Modern Kitchen
- Family Bathroom
- Potential to Extend into Loft STPP
- Chain Free









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) <b>A</b>	77
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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See things differently

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