



**BARRY ROAD, EAST DULWICH, LONDON, SE22**  
**OIEO £500,000 SHARE OF FREEHOLD**

**A WONDERFUL TWO-BEDROOM LOWER  
GROUND FLOOR FLAT, SITUATED ON A  
PRETTY TREE LINED ROAD IN SE22.**

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Tenure Share of Freehold | Council Tax Band C – London Borough of Southwark |  
Service Charge TBC | Ground Rent TBC

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## DESCRIPTION:

A wonderful two-bedroom lower ground floor flat, situated on a pretty tree lined road in SE22. This excellent two double bedroom, garden maisonette is situated in central East Dulwich location, close to Lordship Lane and Peckham Rye Park. Accessed via a private patio to front and through your own front door, the property offers an open plan kitchen-living room complete with engineered wood flooring, tonnes of natural light and decorated to a high standard. The property offers two double bedrooms, modern bathroom and direct access to an extremely large, mature, shared garden to rear. The property is situated between Peckham Rye Park and Dulwich Park. School catchments are in abundance with Goodrich, Harris and Heber to name a few. Transport links can be easily found via multiple bus links on Barry Road with local routes and routes in to the capital. A short walk to East Dulwich station allows direct train links to London Bridge. A short bus journey to either Honor Oak Park or Peckham Rye for the Overground.

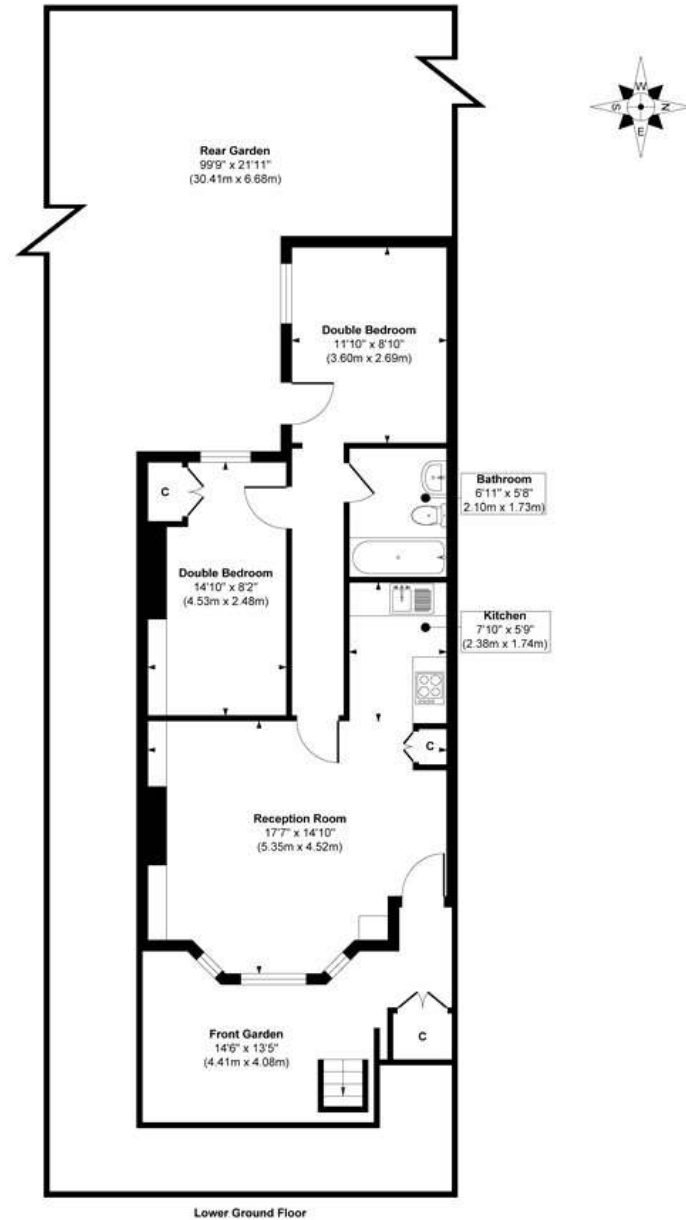
## AT A GLANCE

- Two Double Bedrooms
- Open Plan Living/Kitchen Area
- Modern Bathroom
- Private Patio
- Large Mature Shared Garden
- Great Transport Links
- Fantastic Location
- Lower Ground Floor Flat





Barry Road

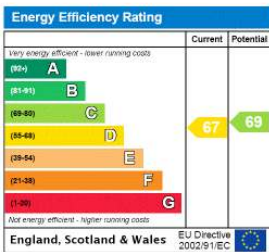


Lower Ground Floor

Approx. Gross Internal Floor Area 613 sq. ft / 56.97 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.



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