



The Gardens, SE22
OIEO £475,000

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In general

- Two bedrooms
- Beautiful communal garden
- Private garden square
- Excellent condition throughout
- Loft-access
- Potential to extend (STPP)

In detail

Gorgeous and charming two bedroom period conversion on this desirable residential square in the heart of East Dulwich.

This top floor apartment in The Gardens is enviably located on the northern edge of this picturesque Victorian square and enjoys indirect access onto a beautifully landscaped communal garden as well as the private garden square and stunning Peckham Rye Park.

Boasting 630 Sq Ft of internal space which has been lovingly modernised by the current owner – there is a 12 x 10 reception room and a separate eat-in kitchen, modern bathroom and two comfortable bedrooms. There are a host of independent shops, bars and restaurants nearby on Lordship Lane, Bellenden Road and North Cross Road.

There are strong transport links into The City, West End and Canary Wharf from East Dulwich station (0.7 miles) and Peckham Rye station (0.8 miles) as well as bus and cycle routes through the neighbouring Nunhead, Camberwell and Dulwich Village.

EPC: D | Council Tax Band: B | Lease: 100 years remaining | SC: Nil | GR: £100 p.a. | Buildings Insurance: £600 p.a.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

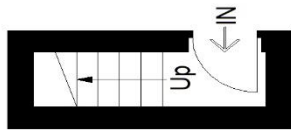
The Gardens, SE22

Approximate Gross Internal Area

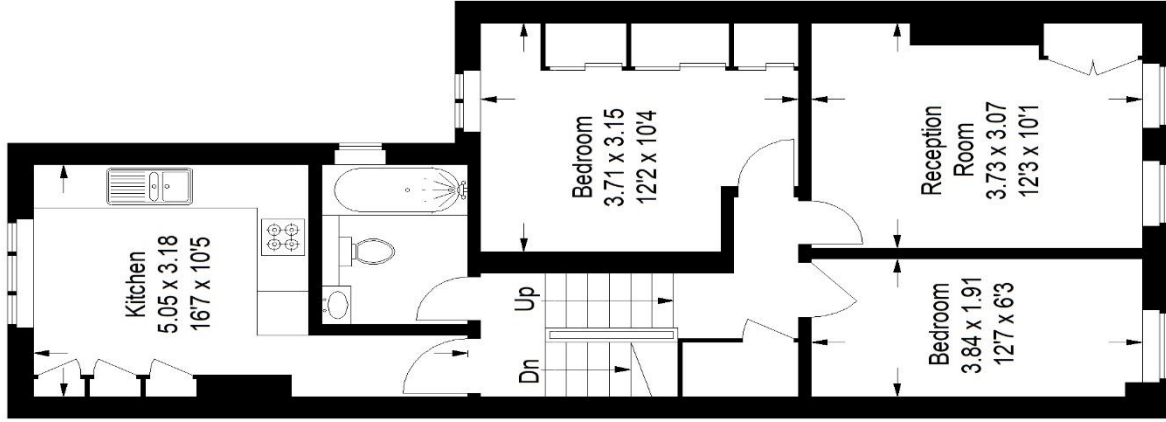
First Floor = 2.2 sq m / 24 sq ft

Second Floor = 56.3 sq m / 606 sq ft

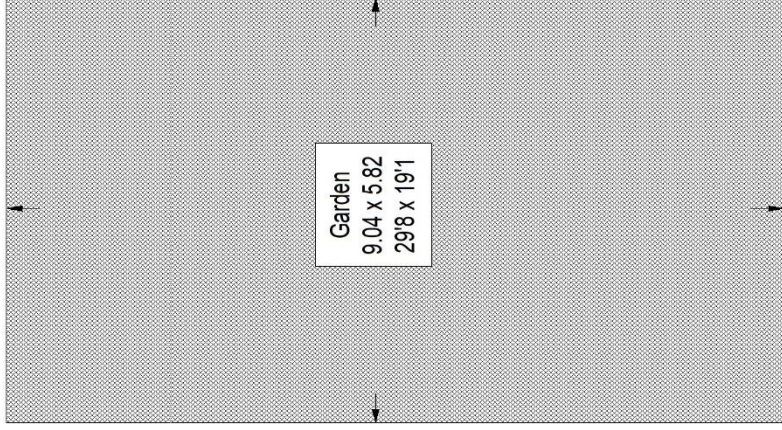
Total = 58.5 sq m / 630 sq ft



First Floor



Second Floor



Ground Floor

(Not Shown In Actual Location / Orientation)

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