



Silvester Road, SE22
£580,000

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In general

- Two double bedrooms
- Split level apartment
- Over 820 Sq Ft
- Potential roof terrace
- Excellent condition throughout

In detail

Stunning, spacious and beautifully bright two-double bedroom split-level period conversion on this desirable residential road in the heart of East Dulwich.

Silvester Road offers excellent access into The City and West End from East Dulwich station (0.7 miles) and Peckham Rye station (1.4 miles) as well as strong bus and cycle connections through the neighbouring Dulwich Village, Forest Hill and Camberwell. There are a host of parks and green spaces nearby as well as the independent shops, bars and restaurants of Lordship Lane and North Cross Road.

Set across the top two floors of this mid-terrace property, the contemporary apartment boasts over 820 Sq Ft of internal space with potential to loft-extend and/or add a roof terrace (subject to planning permission). There is a stunning 23-ft open-plan kitchen-reception with an exposed-brick chimney breast and tasteful modern decoration as well as a modern family bathroom. Up on the top floor are two comfortable double bedrooms including a 15 x 9-ft master and access to the loft.

*The vendor has advised Pedder that there is an absent freeholder. You may want to consider legal advice on this prior to arranging a viewing.

EPC: C | Council Tax Band: C | Lease: 104 years remaining | SC: Nil | GR: Nil | Buildings Insurance: £543



Floorplan

Silvester Road, SE22

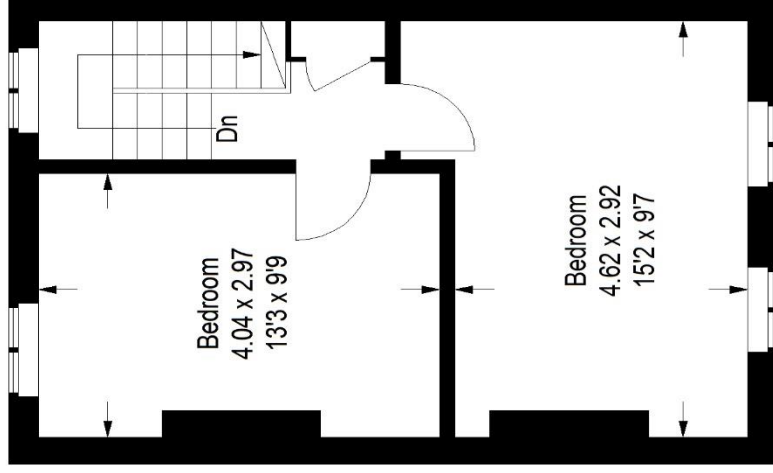
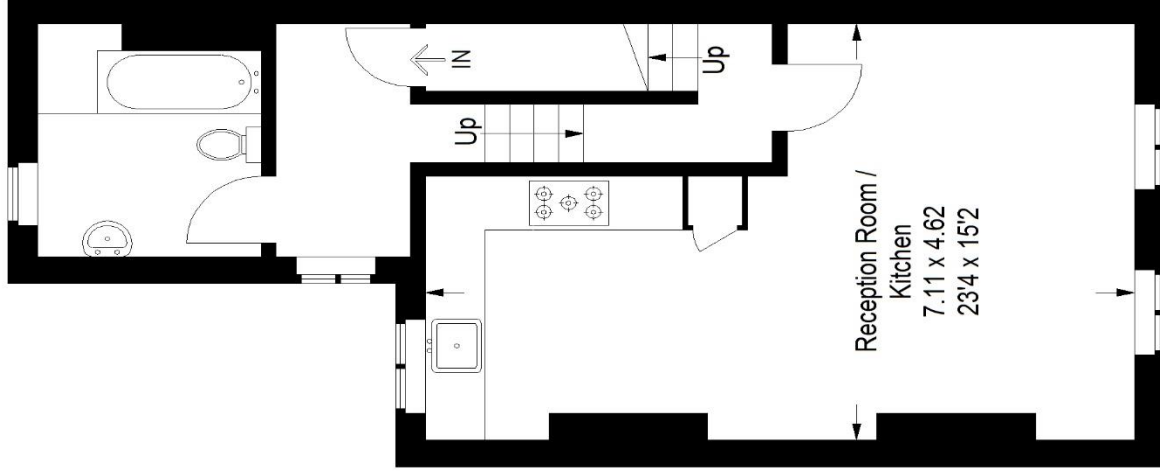
Approximate Gross Internal Area

First Floor = 43.4 sq m / 467 sq ft

Second Floor = 33.3 sq m / 358 sq ft

Total = 76.7 sq m / 825 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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