

Barry Road,  
East Dulwich  
**SE22**

20  
ZONE

103





Spread across three floors, this wonderful contemporary family home is presented in impeccable condition and offers plenty of space for all of the family.

To the front of the property is a spacious sleek kitchen with integrated appliances.

A generous entrance hall leads to a fantastic living/dining space which opens up to a sunny southeast facing garden - perfect for entertaining. There is also a handy cloakroom, side access to the garden as well as underfloor heating throughout.

The first and second floors provide access to four bright and spacious bedrooms, two with ensuite shower rooms, including a beautiful naturally light and bright principle suite on the top floor. The current owners have transformed the larger bedroom on the second floor to accommodate a secondary living area. These floors also benefit from a modern family bathroom.



*A fantastic four-bedroom modern family home with a lovely Southeast facing garden, located in the heart of East Dulwich.*



## Location

The property is located in close proximity for various highly regarded schools including Harris Primary Academy East Dulwich, Goodrich Community Primary, Heber Primary School and Charter East Dulwich.

East Dulwich station (0.9 miles), North Dulwich station (1.4 miles) and Peckham Rye station (1.1 miles) offer frequent overground services to London Bridge in approximately 15 minutes and Denmark Hill station has overground services to London Victoria, London Blackfriars and services to Clapham Junction and Highbury & Islington via the London Overground network. There is also a bus service from Peckham Rye to Peckham Rye station or alternatively all the way in to the city.

There is a selection of shops, restaurants, bars and cafes at your fingertips and a bus from Barry Road or Lordship Lane provides a scenic trip into the City or West End. Peckham Rye Park is close by as well as Dulwich Park.

All times and distances are approximate.

## Tenure

Freehold

## EPC

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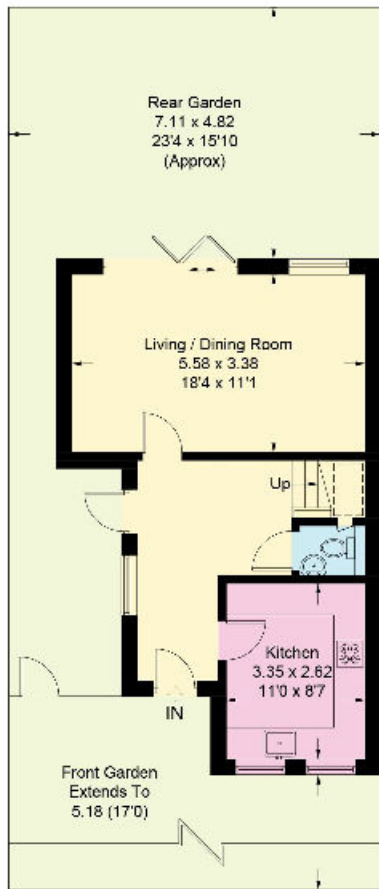
## Guide price

The guide price is available on request

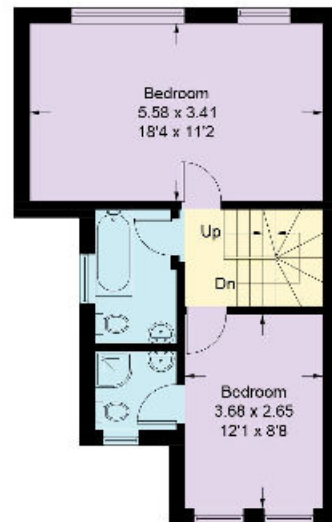
### Approximate Gross Internal Floor Area 121.3 sq m/ 1306 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

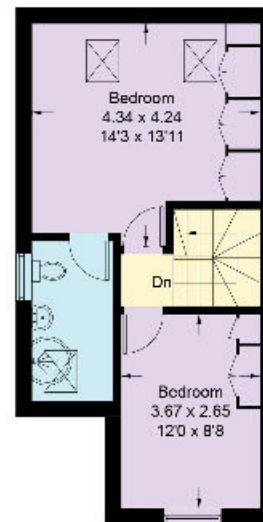
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

Knight Frank  
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1c Calton Avenue  
Dulwich  
SE21 7DE

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[dulwichvillage@knightfrank.com](mailto:dulwichvillage@knightfrank.com)

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2021. Photographs and videos dated March 2021.

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