

## Barry Road, East Dulwich

£975,000



Bountiful maisonette of some 1379 square feet, set over the two lower floors of a bay-fronted Victorian town house, close to good local (nursery, primary and secondary phase) schools.

The impressive and well-placed property has four bedrooms, both bath and shower rooms, and an enormous private garden extending circa 90 feet - this has direct access via French doors from the dining room.

Find the property on a popular street which connects Peckham Rye Park and Common and Lordship Lane, close too to North Cross Road. The pleasing position pops you in leafy East Dulwich/Peckham Rye borderland. You are just a two minute walk from Peckham Rye Park and Common's 113 acres (Dulwich Park is yours in 18).

On-street parking is currently unrestricted. East Dulwich Station (Zone 2) is a 16 minute walk, with Peckham Rye Station just a little further for Overground links as well. You also have multiple bus routes to utilise.



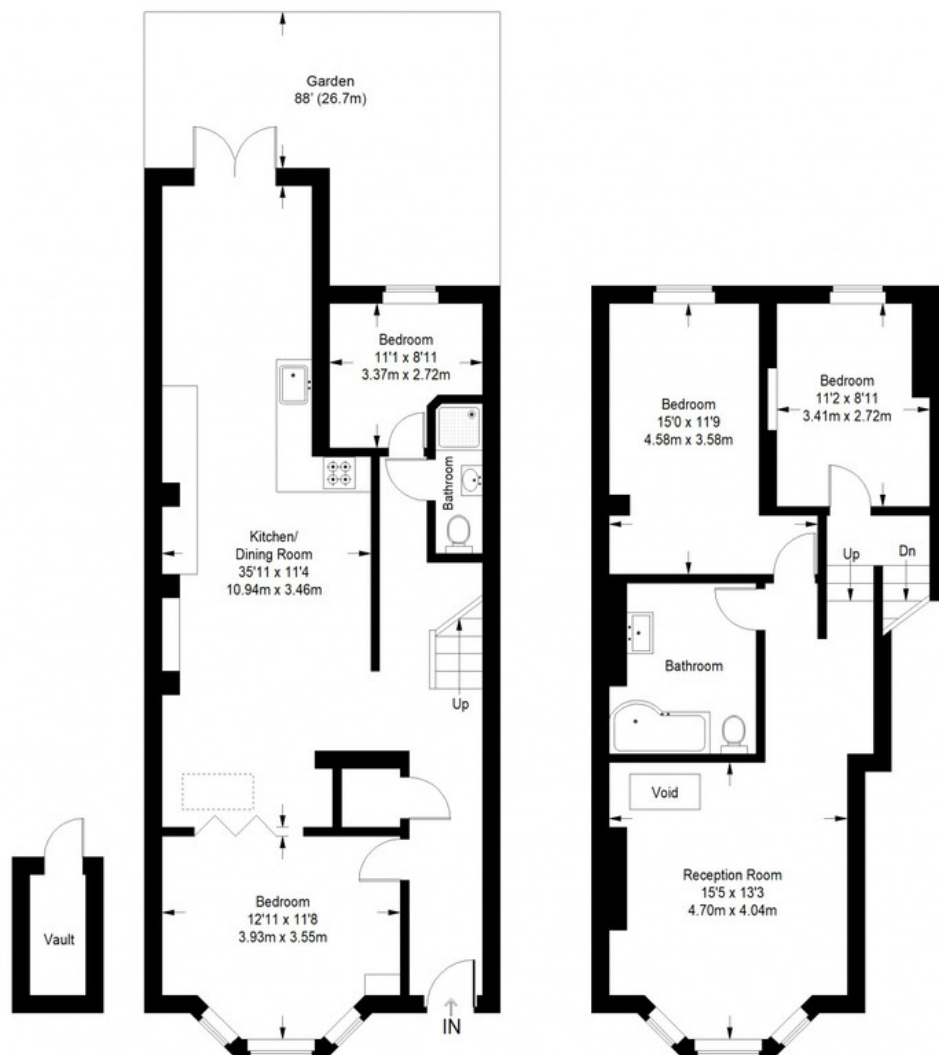
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## Barry Road



**Lower Ground Floor = 763 sq ft**

**Raised Ground Floor = 616 sq ft**

Approximate Gross Internal Area  
 LOWER GROUND FLOOR = 763 sq ft / 45.24 sq m  
 GROUND FLOOR = 616 sq ft / 21.37 sq m  
 Total = 1379 sq ft / 128.11 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)