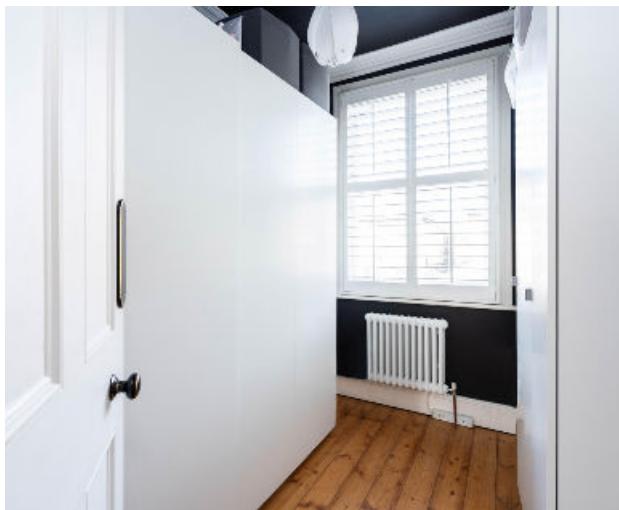




Elsie Road,
East Dulwich
SE22







The entrance hall flows to a front aspect reception with typically high ceilings, a beautiful bay window and a feature fireplace.

To the rear is a fantastic kitchen entertaining area with a central island and two sets of French doors providing an abundance of natural light as well as access to the rear garden. The pretty south-west facing plot provides plenty of room for outdoor dining.

There is also a guest cloakroom on the ground floor and access to a basement with a useful utility room.

Spread across the first and second floor are five well proportioned, bright and airy bedrooms including a spectacular dual aspect principal suite with an en-suite shower room spanning the top floor. An additional suite can be found on the first floor and the other bedrooms benefit from a contemporary family bathroom.

The striking charm of the frontage of this property provides off street parking as well as side access to the rear garden.



Rarely do houses with South West facing gardens become available on Elsie Road - generally regarded as one of the most coveted central East Dulwich residential locations with its architecture and peacefulness.

Approximate Gross Internal Area = 188 sq m / 2024 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



Location

Nestled on a quiet residential street in the heart of East Dulwich, yet moments away from the many cafes, restaurants and boutiques of Lordship Lane.

Local schools are excellent: Harris Primary Academy (0.5 miles), St John's & St Clement's CE Primary school (0.4 miles) and Charter School East Dulwich (0.2 miles). There are also world renowned independent schools (James Allen's Girls' School, Alleyn's School and Dulwich College) in nearby Dulwich Village.

Elsie Road is very well connected by local bus routes and rail stations. East Dulwich Station is 0.1 miles away with services to London Bridge in 15 minutes. Denmark Hill station (0.9 miles) has services to London Victoria, Thameslink services via London Blackfriars and services to Clapham Junction and Highbury & Islington via the London Overground network.

All distances and times are approximate.

Tenure

Freehold

EPC

D

Guide price

The guide price is available on request

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The Dulwich team

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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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